

AGENDA
GIG HARBOR CITY COUNCIL STUDY SESSION
Thursday, April 27, 2023 – 3:00 p.m.
Community Rooms

*This meeting may also be accessed through Zoom
at <https://zoom.us/j/93216056382> or by calling (253) 215-8782 and entering
Meeting ID 932 1605 6382.*

CALL TO ORDER/ROLL CALL

DISCUSSION ITEMS

1. Wastewater Treatment Plant Nutrient Optimization Update

Public Works Director Jeff Langhelm

Documents:

[STAFF MEMO WWTP Nutrient Optimization.pdf](#)

2. Ancich Waterfront Park Fishermen Paver Replacement Project

Parks Manager Jennifer Haro

Documents:

[STAFF MEMO Paver Replacements at Ancich Waterfront Park.pdf](#)

3. Annual Impact Fee Reports

Public Works Director Jeff Langhelm

Documents:

[STAFF MEMO Impact Fee Reports.pdf](#)

ADJOURN

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS

ADA accommodations can be provided upon request. Those requiring special accommodations should contact the City Clerk at cityclerk@gigharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.



PUBLIC WORKS DEPARTMENT

MEMORANDUM

TO: Mayor and City Councilmembers

FROM: Jeff Langhelm, PE, Public Works Director

DATE: April 21, 2023

SUBJECT: Wastewater Treatment Plant Nutrient Optimization Update

In December 2021, the Washington State Department of Ecology issued the City a nutrient general permit that established criteria related to nutrient discharges from the City's wastewater treatment plant. At Council's March 16, 2023 Study Session, Staff presented to Council how the City is working with the Puget Sound Clean Water Alliance and the University of Washington's Puget Sound Institute to provide scientific modeling of the southern Salish Sea related to nutrients. This modeling is intended to show impacts from nutrients from all sources, not just wastewater treatment plants.

As referenced during the March 16 Study Session and on a parallel track, the City has been working with Carollo Engineers for almost a year to study the treatment plant's nutrient removal process and options to further reduce nutrient discharges. The attached draft report from Carollo provides an assessment of how the City's plant is operating and presents a plan to optimize nitrogen removal at the plant.

At the April 27 Study Session, Carollo Engineers and City Staff will provide an overview of this report and will be ready to answer questions on this issue.



Puget Sound Nutrient General Permit Support



Puget Sound Nutrient General Permit Nitrogen Optimization Plan and Report

DRAFT / April 2023





Puget Sound Nutrient General Permit Support

Puget Sound Nutrient General Permit Nitrogen Optimization Plan and Report

DRAFT / April 2023

This document is released for the purpose of information exchange review and planning only under the authority of [Engineer's name], [date], [State of License] [PE#].

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Abbreviations

DO	dissolved oxygen
Ecology	Washington Department of Ecology
lb/d	pound per day
mg/L	milligrams per liter
NA	not available
PSNGP	Puget Sound nutrient general permit
TBD	to be determined
TIN	total inorganic nitrogen

SECTION 1 INTRODUCTION

In January 2022, the Washington Department of Ecology (Ecology) issued a new Puget Sound General Nutrient Permit (PSGNP) to 58 municipal dischargers. The PSGNP establishes a regulatory framework for Puget Sound municipal wastewater treatment dischargers to keep effluent annual average total inorganic nitrogen (TIN) loads at or below current levels. TIN is defined as the sum of nitrogen in ammonia, nitrate and nitrite compounds. The PSGNP developed different requirements for dominate, moderate and small discharges based on nitrogen loads discharged to Puget Sound. The City of Gig Harbor (City) wastewater treatment plant (WWTP) was classified as a “small” discharger.

In December of 2021, several parties requested a stay of the PSGNP. While the parties’ petitions are being heard, the parties agreed to a partial stay of the permit which became active on January 21, 2022. While the partial stay is in place, it lifts the requirement of evaluating influent load reduction through source control activities. Additionally, the partial stay eliminates any corrective action that may be required should a permittee exceed effluent nitrogen loads dictated in the permit. With the writing of this initial draft Optimization Plan and Report (April 2023), the partial stay is still in effect and no update has been provided by Ecology on a timeline for lifting the stay.

The purpose of this document is to provide the documentation necessary to comply with the PSGNP requirements for an Optimization Plan and Report which needs to be submitted to Ecology by March 31, 2026.

SECTION 2 TREATMENT PROCESS PERFORMANCE ASSESSMENT

This section documents the evaluation of potential optimization strategies as well as the selection of the initial optimization approach.

2.1 Potential Optimization Strategy Evaluation

The project team, consisting of the City and Carollo Engineers, Inc., reviewed potential optimization strategies at a project workshop on June 6, 2022. Based on this evaluation, the City selected an initial optimization strategy and began implementation of that strategy in 2022. This section documents the pre-optimization TIN removal rates to establish a baseline performance, the City’s optimization goals, potential optimization strategies explored, and the selection of the initial optimization strategy.

2.1.1 Pre-Optimization Performance Assessment

The pre-optimization TIN removal rate is calculated from a comparison of the influent and effluent TIN concentrations collected prior to the year 2022. Since 2017, the City has collected accredited effluent ammonia and nitrate + nitrite samples on approximately a monthly basis. The City did not begin collecting this information for the influent until February of 2021. Since the only accredited data from

February 2021 is available for the influent, this period (February through December of 2021) was used to estimate the pre-optimization TIN removal rate. Based on this data, the average TIN removal rate for 2021 was 78 percent. Figure 1 summarizes the TIN removal during the pre-optimization period.

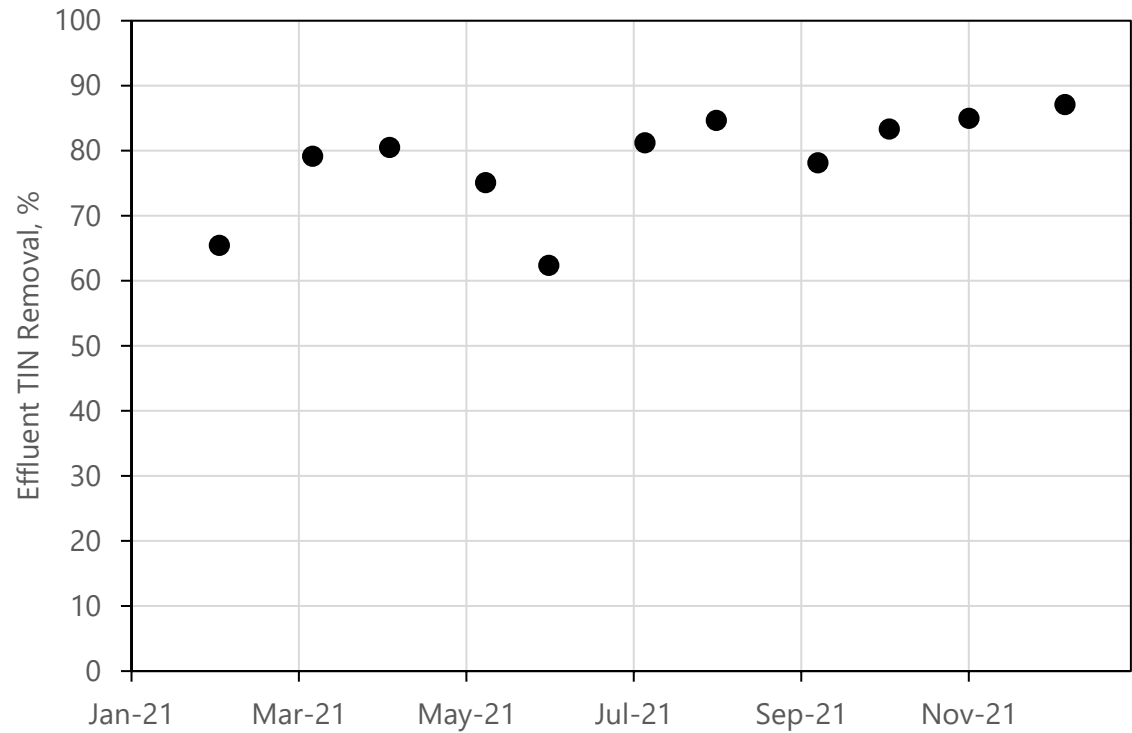


Figure 1 Pre-optimization Effluent TIN Removal Rate

2.1.2 Assessment Approach

Approximately one year of influent, effluent and process data from April 20, 2021 through March 18 of 2022 was used to calibrate a whole plant model of the City’s treatment plant using the BioWin process simulator. Figure 2 shows a diagram of the process model.

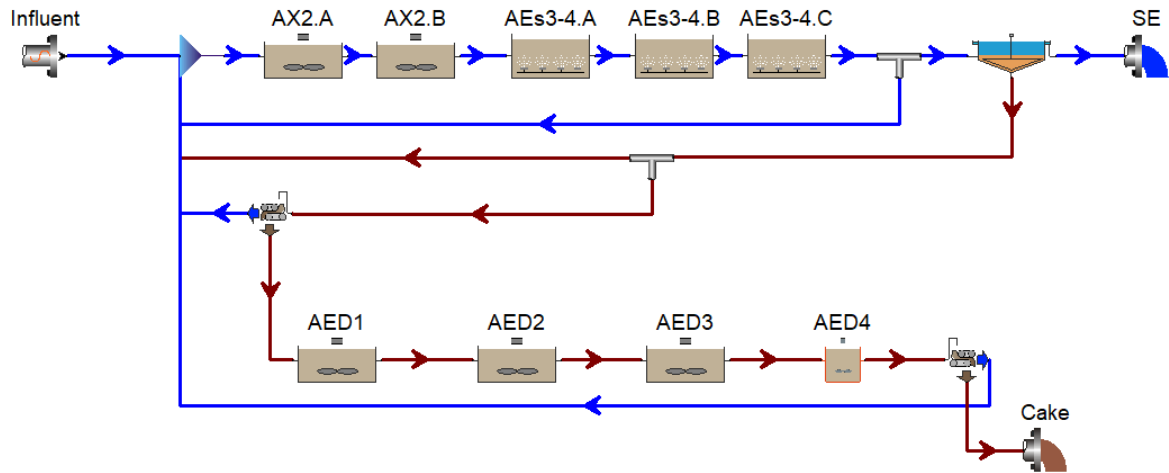


Figure 2 Whole Plant Model Diagram

This process model was used to better understand which processes had potentially the greatest impact on the effluent TIN load. Using the calibrated model, the project team developed a list of optimization strategies that would likely reduce the City's effluent TIN load and meet the City's goals described in the next section.

2.1.3 Optimization Goals

The project team developed two optimization goals:

- **Improve nitrification stability:** The City has observed nitrification instability arising from decreasing the mixed liquor suspended solids concentrations from high levels in the winter to the low levels required in the summer. Additionally, the project team observed from plant data and the calibrated plant model, that centrate return ammonia loads could be increasing the City's nitrification instability. Optimization strategies should improve the City's nitrification stability through either reducing the impact from the centrate return ammonia loads, or through process modifications that would allow for a more reliable transition from winter to summer operation.
- **Keep effluent TIN loads and concentrations at or below historic values:** The City has historically been able to achieve effluent TIN concentration of 10 milligrams per liter (mg/L) or less. Optimization strategies should allow the City to continue to stay below an average yearly effluent TIN concentration of 10 mg/L and keep effluent TIN loads from increasing.

2.1.4 Potential Optimization Strategies

The project team identified two potential optimization strategies that could achieve the goals outlined in the previous section:

- **Aeration optimization:** The blower configuration prior to 2022 requires one blower to be dedicated to each aeration basin and does not allow for cyclic aeration in the aerobic digester. In this configuration, the City is not able to reduce air flow to the aeration basins, which results in over aeration during periods of low demands. In addition to this being energy inefficient, it can also reduce the anoxic zones ability to reduce nitrate. In this optimization strategy, the City would modify the existing blower configuration to allow for a combined blower header to the aeration basins and thereby lower airflow in the aeration basins during low demands and allow cycled aeration to the aerobic digesters to provide some level of denitrification. This optimization strategy has the potential to achieve both of the goals listed in the prior section.
- **Modify anoxic basins to allow for multiple basins in service:** Since the City cannot currently maintain an even flow split with multiple anoxic basins in service, the plant is forced to only operate with one anoxic basin in service at a time. This optimization strategy necessitates evaluating the feasibility of modifying the anoxic basins to operate with multiple anoxic basins in service.

2.2 Initial Selection

In 2022, the City selected aeration optimization as their nitrogen optimization strategy. This optimization strategy was selected because it was consistent with upgrades the City was already planning on making to improve overall plant performance. Based on the calibrated process model, optimizing the aeration system to allow for turndown in the aeration basins and denitrification of the nitrified ammonia in the aerobic digesters has the potential to increase the City's TIN removal by 5 percent.

SECTION 3 OPTIMIZATION IMPLEMENTATION

This section documents the implementation of the selected optimization strategy, the City's effluent TIN concentrations, loads and removals for the optimization period of the permit along with an assessment of the optimization implementation.

3.1 Strategy Implementation

In 2022 the City began work on implementing the selected optimization strategy. The first phase of this project involved the City replacing the air piping between the blower and aeration basins and aerobic digesters, relocating valves and adding motor actuated valves to allow for operating off a combined header feeding the aeration basins and a separate header feeding the aerobic digesters. These modifications also allow for cycling the air to the aerobic digesters.

The remainder of this section summarizes the anticipated challenges with implementing the selected optimization strategy, the schedule for full implementation of the strategy, costs-to-date, and how the selected strategy is projected to impact plant performance.

3.1.1 Implementation Challenges

The key anticipated challenge identified by the project team is providing reliable nitrification in the aerobic digester. Typically aerobic digesters produce a fully nitrified sludge that yields low ammonia concentrations after dewatering. The City has observed the opposite, with centrate ammonia concentrations measured at values between 400 and 600 mg/L. This suggests that nitrification is inhibited in the aerobic digesters. The most likely factors that could be inhibiting nitrification were identified to be pH, dissolved oxygen (DO) and temperature. To assess the potential causes of nitrification inhibition, the City purchased a portable pH/DO probe so that DO and pH (along with temperature) could be monitored within the aerobic digester.

Results of the probe monitoring conducted in early 2023 indicated typical pH values but lower than expected DO concentrations. This led the City to double the air flow to the aerobic digestion process by adding a second 100 hp blower to the process. Shortly after this process change, the diffusers and header system failed. In 2023, the City plans to replace and increase the number of diffusers in the aerobic digesters to double the airflow to the digesters.

3.1.2 Implementation Schedule

Based on the latest information, the City plans to have the initial optimization strategy fully implemented by the end of 2023.

- **2022:**
 - » *The City reached out to Neuros to assist to develop a preliminary redesign of the aeration piping to allow for increased flexibility. .*
 - » *A combined pH and DO probe was purchased and put into by the end of 2022.*
- **2023:**
 - » *Based on results from the DO probe, nitrification in the aerobic digester is likely limited by DO concentration. The City experimented with higher air flows to the digesters in early 2023 and found that oxygen transfer into the digesters was limited by the diffusers within the digesters.*
 - » *The City plans to work with Carollo Engineers, Inc. to develop plans on how to deliver increased oxygen to the aerobic digester in 2023.*
 - » *The City plans to work with Carollo Engineers, Inc. and Neuros to finalize plans to increase aeration efficiency in the aeration basins and aerobic digesters in 2023.*

3.1.3 Implementation Costs

To date the City has spent \$XXXX on implementation of the selected optimization strategy, which represents XX percent of the City's annual operating budget. Table 1 summarizes the nitrogen optimization implementation costs.

Table 1 Implementation Cost Summary

Component	Cost
2022	
New portable DO/pH probe	\$XXXX
Additional sampling	
2023	
Update blower air piping, relocate valves and purchase new valves	TBD
Replacement of the digester diffusers	TBD
2024	TBD
2025	TBD
Total Cost of Optimization	\$XXXX

TBD - to be determined.

3.1.4 Impacts to Treatment Plant Performance

Since the strategy was not able to be fully implemented in 2022, the City was not able to determine if implementation would yield any changes to other treatment processes.

3.2 Load Evaluation

The City collected certified influent ammonia and nitrate + nitrite samples on a monthly basis from February through December of 2021. Starting in 2022, the City began collecting these influent samples twice per month. The City has collected certified effluent ammonia and nitrate + nitrite samples on a monthly basis between 2017 and 2022. The sample collection for influent and effluent nitrogen concentrations has been consistent with the requirements of the City's individual National Pollutant Discharge Elimination System permit during the pre-optimization period and is consistent with the requirements of the PSNGP for the optimization period which started in 2022. Table 2 summarizes the City's past and current sampling frequencies.

Table 2 Monitoring Frequency for Nitrogen Compound

	Influent Monitoring Frequency	Required Influent Monitoring Frequency	Effluent Monitoring Frequency	Required Effluent Monitoring Frequency
<i>Pre-Optimization (2017 – 2020)</i>				
Ammonia	0	0	1 x monthly	1 x monthly
Nitrate + Nitrite	0	0	1 x monthly	1 x monthly
TIN	0	0	1 x monthly	1 x monthly
<i>Pre-Optimization (February 2021 – December 2021)</i>				
Ammonia	1 x monthly	0	1 x monthly	1 x monthly
Nitrate + Nitrite	1 x monthly	0	1 x monthly	1 x monthly
TIN	1 x monthly	0	1 x monthly	1 x monthly
<i>Optimization Period</i>				
Ammonia	2 x monthly	2 x monthly	2 x monthly	2 x monthly
Nitrate + Nitrite	2 x monthly	1 x monthly	2 x monthly	2 x monthly
TIN	2 x monthly	0	2 x monthly	2 x monthly

Prior to the start of the optimization period in the PSNGP, the City's average yearly effluent TIN concentrations have ranged between 6.2 mg/L and 8.1 mg/L. Since the City's optimization efforts began in 2022, the average yearly effluent TIN concentrations have ranged from 5.6 mg/L to XX mg/L. From 2017 through current, the average yearly effluent TIN concentration has stayed below 10 mg/L. Figure 3 summarizes the City's measured effluent TIN concentrations for the pre-optimization and optimization time periods.

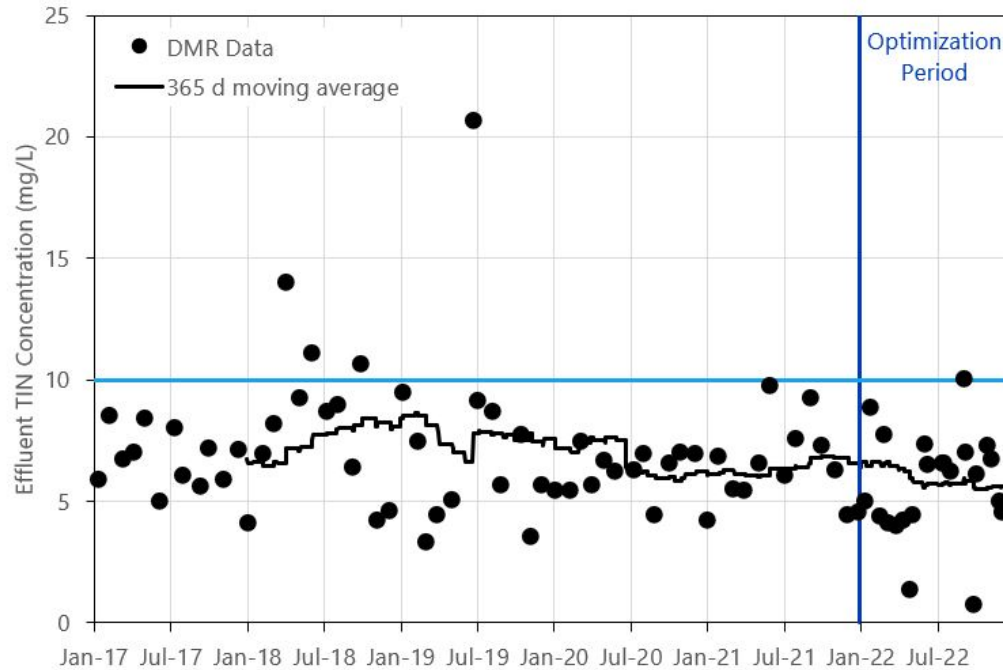


Figure 3 Effluent TIN Concentration

Prior to the start of the optimization period in the PSNGP, the City's average yearly effluent TIN load has ranged from between 55 pounds per day (lb/d) to 72 lb/d. Since the City's optimization efforts began in 2022, the average yearly effluent TIN load has ranged from 56 lb/d to XX lb/d. Since range of measured effluent TIN loads during the optimization period is within the range reported during the pre-optimization period, the City did not increase effluent TIN loads in 2022. Figure 4 summarizes the City's measured effluent TIN loads for the pre-optimization and optimization periods.

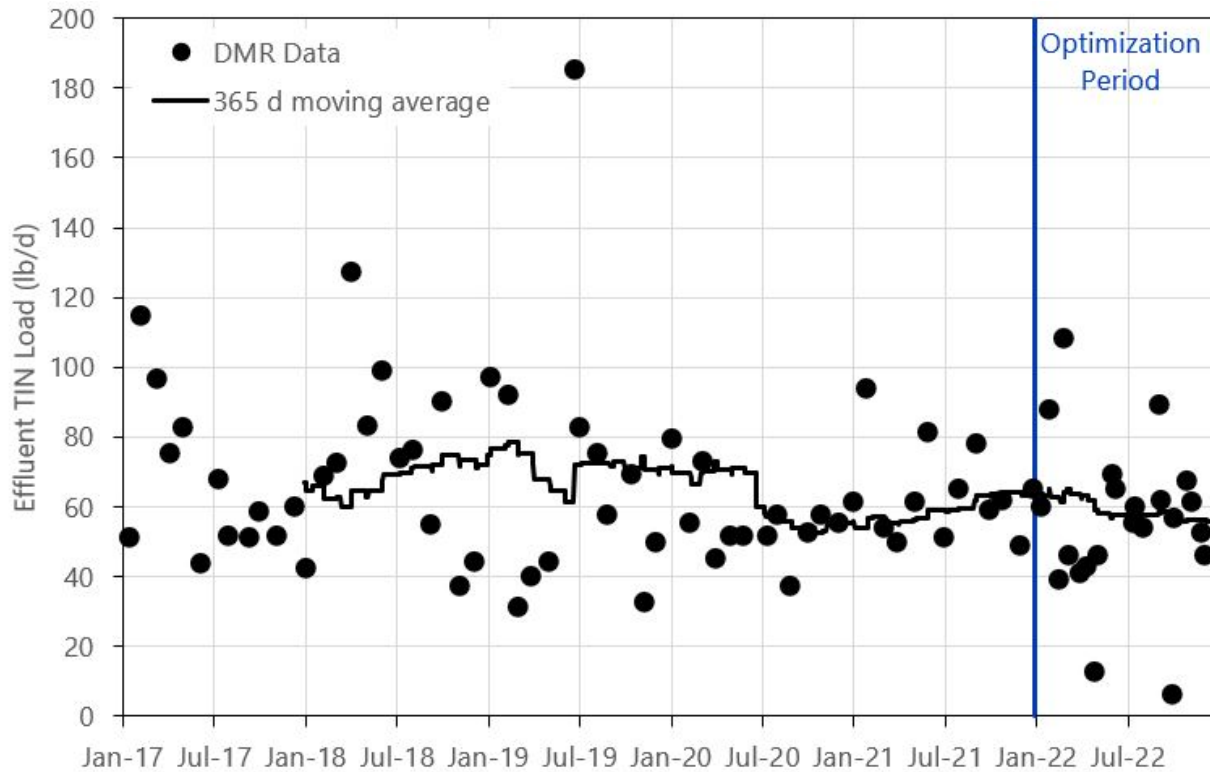


Figure 4 Effluent TIN Load

Prior to the start of the optimization period in the PSNGP, the City's TIN removal rate was estimated to be 78 percent. Since the City's optimization efforts began in 2022, the average yearly effluent TIN removal rate has ranged from 83 percent to XX percent. Since the optimization TIN removal rate is higher than the rate observed during the pre-optimization period, the City has been successful in increasing the plant's TIN removal through their optimization efforts. Figure 5 summarizes the City's measured TIN removal rates for the pre-optimization and optimization periods.

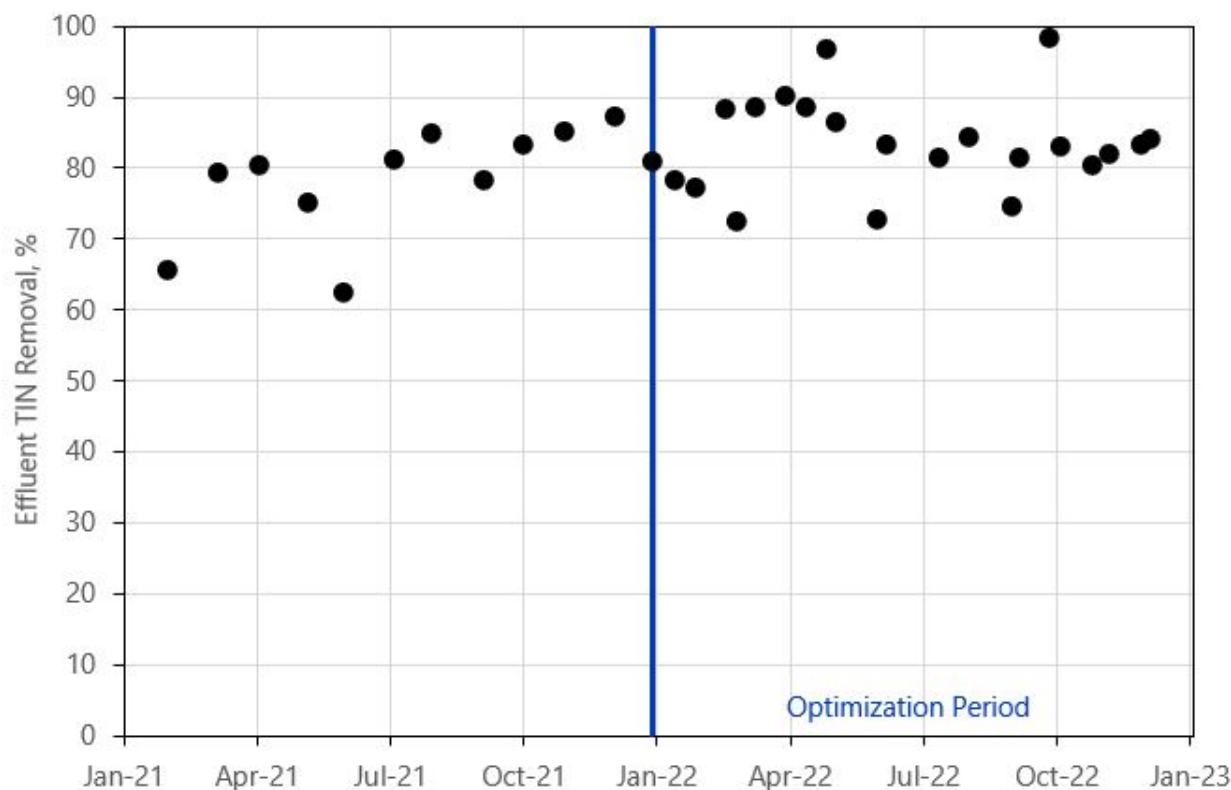


Figure 5 Effluent TIN Removal

Table 3 summarizes the pre-optimization and optimization period average yearly effluent TIN concentrations and loads as well as the average yearly TIN removal.

Table 3 Yearly Effluent TIN Concentrations, Loads and Removal Percentages

Year	Average Effluent TIN, mg/L	Average Effluent TIN, lb/d	Average TIN Removal, %
<i>Pre-optimization</i>			
2017	6.8	67	NA
2018	8.1	72	NA
2019	7.6	71	NA
2020	6.2	55	NA
2021	6.6	64	78 ⁽¹⁾
<i>Optimization Period</i>			
2022	5.6	56	83
2023	TBD	TBD	TBD
2024	TBD	TBD	TBD
2025	TBD	TBD	TBD

Notes:

(1) Since no laboratory certified influent ammonia data was available in the pre-optimization window, in-house (non-certified) ammonia concentrations were used in this calculation. Additionally, no data is available for influent nitrite + nitrate during the pre-optimization window, so this fraction of the influent nitrogen was assumed to be negligible.

NA - not available.

3.3 Strategy Assessment

This section documents the assessment of the selected optimization strategy implementation for each year.

- **2022:** Due to the unforeseen challenges documented in the prior section, the City was not able to fully implement their selected implementation strategy in 2022. The City plans to work to fully implement the optimization strategy in 2023 and can therefore begin to assess the effectiveness of the selected strategy in 2024. However, even without the full implementation of the selected strategy, the City was able to increase TIN removal rates by approximately five percentage points and keep effluent TIN concentrations below 10 mg/L.
- **2023:** {THIS SECTION WILL BE UPDATED AT THE END OF 2023}
- **2024:** {THIS SECTION WILL BE UPDATED AT THE END OF 2024}
- **2025:** {THIS SECTION WILL BE UPDATED AT THE END OF 2025}

SECTION 4 INFLUENT NITROGEN LOAD REDUCTION / SOURCE CONTROL

The conditions of the partial stay to the PSNGP which became effective on January 14, 2022 lifts the requirement for permittees to consider optimization strategies that reduce the volume of septage or influent flow. As of the writing of this draft Optimization Plan and Report (April 2023), the partial stay is still in effect.

SECTION 5 SPECIFIC PERMIT QUESTIONS

This section provides a summary of the responses or directions for the specific questions that will require answers in March of 2026.

5.1 Question 1

Attach "Treatment Process Performance Assessment" section of this report.

5.2 Question 2

As of year-end 2022: Yes

This will be revisited each year.

5.3 Question 3

As of year-end 2022: Yes

This will be revisited each year.

If the answer to questions 1 and 2 stays “Yes”, then the City will not need to answer any other questions.



PUBLIC WORKS DEPARTMENT

MEMORANDUM

TO: Mayor & City Council

FROM: Jennifer Haro, Parks Manager

DATE: April 20, 2023

SUBJECT: Ancich Park Fishermen Paver Replacement project

The City was approached by the Randall Babich of the Gig Harbor Commercial Fishermen Civic Club about replacing the existing concrete pavers at Ancich Park view plaza honoring local commercial fishing vessels and captains with granite pavers containing the same information. There are currently 178 honoring pavers and a total of 401 concrete pavers on the view plaza, 79 of which are custom cut. There is concern by the Civic Club that as the concrete pavers are aging, they are becoming harder to read, and will get worse over time.

At the March 2, 2023, study session on this same topic, Council asked for more information, including costs to repave the entire plaza, and other colors of pavers.

The Gig Harbor Commercial Fishermen Civic Club has offered to cover the costs to replace the fisherman pavers with etched granite pavers. They have received a quote from Premier Memorial for \$26,170.20 for recreating the pavers with granite and the replacement work. Although prices have gone up, when asked to quote the price for replacing all of the pavers, Premier Memorial agreed to honor the same pricing per paver that was given to the Fishermen Civic Club. Replacing and cutting all the pavers – not just the etched ones – would cost \$52,697.28. That does not include labor for the reinstallation of the two benches and four picnic tables that are currently in the park.

Other quotes for different colors of neutral stone were requested of the vendor, per Council instruction from the last meeting, and are attached. A few graphic samples and costs are attached.

Also attached is a plan view of the plaza showing the layout of the pavers. The etched pavers are shaded, and the unetched ones have been left white, in order to give Council an idea of the layout of the plaza how it would look.

At the April 27 Council Study Session, staff will be requesting guidance from Council on whether to proceed with accepting the donation for the etched pavers as proposed, replacing all the pavers, choosing a different paver, or declining the donation. The president of Premier Memorials will also be in attendance to answer questions.



Dark Gray Pavers with lettering	
Total for replacing etched pavers only	\$35,751.68
Total for replacing all pavers	\$71,031.17



Bahama Blue Pavers with lettering	\$31,860
Total for replacing etched pavers only	\$36,165.12
Total for replacing all pavers	\$71,925.50

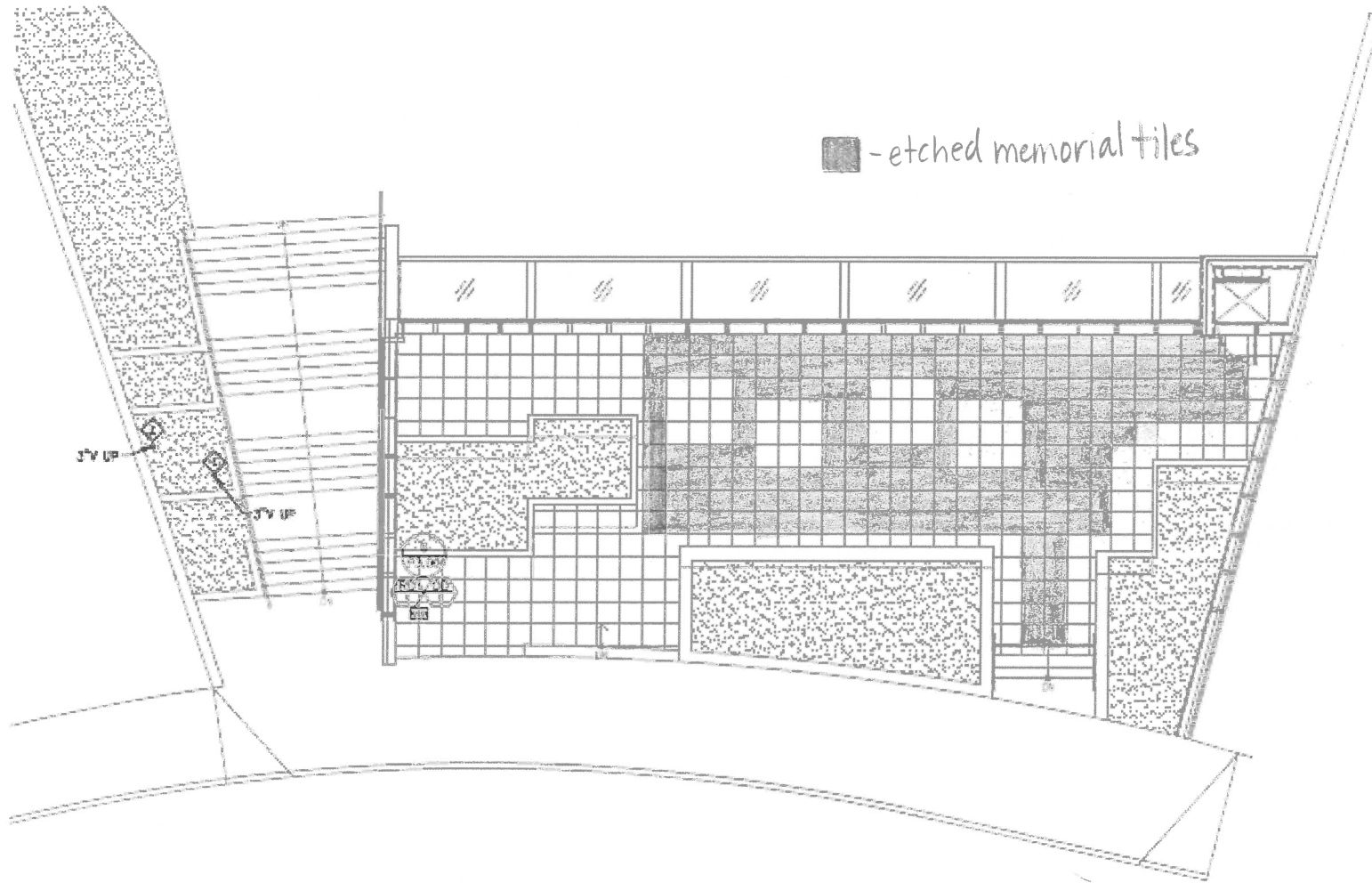


Black Pavers with lettering	
Total for replacing etched pavers only	\$41,126.40
Total for replacing all pavers	\$82,657.54



Other color options from vendor

■ - etched memorial tiles





Premier Monuments LLC

5703 Evergreen Way
WA 98203

Sales Order

Date	S.O. No.
3/20/2023	2291682

Name / Address
Randall Babich

Ship To
Ancich Waterfront Park 3531 Harbor View Drive Gig harbor, WA 98332

E-mail

donna@premiermemorial.com

P.O. No.	Rep	Terms	Ship Via	Ship Date
CompletePaver Replacement	Donna	50% down / 50% at...	Hand Deliver	3/20/2023
Item	Description	Ordered	Rate	Amount
MISCELLANEOUS	PCM to Remove old pavers, install new deep inset lettering 23.9375" x 23.9375" x 1.75" Gray Granite Paver with flamed top	180	134.00	24,120.00T
Brick	142 Blank Pavers per schematic	142	95.00	13,490.00T
Brick	79 blank pavers to be cut (95.00 per blank plus cut fee)	79	125.00	9,875.00T
Draw2	Sketch: Personal	1	0.00	0.00T
*	Extra blank pavers to have on hand (recommended 10)	10	95.00	950.00T
	All counts are subject to verification and change Gig Harbor Sales Tax		8.80%	4,262.28
			Total	\$52,697.28

This is your Sales Order Only - please check it over carefully for items ordered and pricing -
an Invoice will be sent After your order has been delivered - please do not pay from your Sales
Order



Premier Monuments LLC

5703 Evergreen Way
WA 98203

Sales Order

Date	S.O. No.
10/10/2022	2291434

Name / Address
Randall Babich

Ship To
Ancich Waterfront Park 3531 Harbor View Drive Gig harbor, WA 98332

E-mail

donna@premiermemorial.com

P.O. No.	Rep	Terms	Ship Via	Ship Date
Paver Replacement	Donna	50% down / 50% at...	Hand Deliver	10/10/2022
Item	Description	Ordered	Rate	Amount
MISCELLANEOUS	PCM to Remove old pavers, install new deep inset lettering	180	134.00	24,120.00T
	23.9375" x 23.9375" x 1.75" Gray Granite Paver with flamed top			
Draw2	Sketch: Personal	1	0.00	0.00T
	Gig Harbor Sales Tax		8.50%	2,050.20
<i>DONNA (CONTACT)</i> <i>425-348-9868</i>				
			Total	\$26,170.20

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an Invoice will be sent After you order has been delivered - please do not pay from your Sales
Order



PUBLIC WORKS DEPARTMENT

MEMORANDUM

TO: Mayor and City Councilmembers

FROM: Jeff Langhelm, PE, Public Works Director

DATE: April 20, 2023

SUBJECT: Annual Impact Fee Reports

The City collects three impact fees in accordance with GHMC 19.12. These impact fees include the City's parks impact fees, the City's transportation impact fees, and Peninsula School District's school impact fees.

This memo, the associated attached reports, and presentation of the related agenda item on the April 27 Council Study Session are intended to fulfill the requirements of [GHMC 19.12.130\(C\)](#).



PUBLIC WORKS DEPARTMENT

ANNUAL PARK IMPACT FEE REPORT

2022

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 Park Impact Fee (PIF). The purpose of the PIF is outlined in GHMC 19.12.010. Generally, the purpose includes developing and implementing a program to collect fees and construct capital improvement projects in accordance with the City's adopted comprehensive plan to provide adequate levels of service for the City's park facilities. Additionally, PIFs are codified to only be collected on dwelling units as part of residential developments and therefore not collected on commercial developments. This report is intended to fulfill the requirements of GHMC 19.12.130(C).

II. Budgeted Capital Improvement Projects

The projects funded by the PIF must be growth-related parks capital improvement projects on the City's adopted comprehensive plan.

Table 1 below identifies the 2022 budgeted funding sources for each project and the actual expenses for each project.

Table 1. 2022 PIF Funding and Expenses

Capital Improvement Project	Budgeted Funding Sources			Actual Expenses		
	PIF	Other	Total	PIF	Other	Total
Gig Harbor Sports Complex-Phase 1B	\$200,000	\$800,000	\$1,000,000	(\$200,000)	(\$153,695.60)	(\$353,695.60)
Community Paddler's Dock	\$60,000	\$240,000	\$300,000	(\$60,000)	(\$572,202.56)	(\$632,202.56)
Total =	\$260,000	\$1,040,00	\$1,300,000	(\$260,000)	(\$725,898.16)	(\$985,898.16)

Table 2 below summarizes the budget for the 2022 PIF fund.

Table 2. 2022 PIF Fund Budget

Category	Amount
Beginning Balance	\$775,306.17
PIF Revenues	\$184,500.00
Interest	\$11,879.91
PIF Project Expenses	(\$260,000.00)
Ending Balance =	\$711,686.08

III. Summary of 2022 Development Activity

Appendix A (attached) identifies each PIF collected including the applicant name, site address, the associated building permit number, and the amount collected.

Appendix A

2022 Annual Park Impact Fee Report January 1- December 31

Applicant Name	Site Address	Building Permit Number	Park Impact Fee Collected
Richland American Homes	4873 Wanderlust Way	BD-21-0171	\$1,500.00
Richland American Homes	9869 Prospect Pl	BD-21-0243	\$1,500.00
Hunt Skansie Land LLC	6428 Old Salt Loop	BD-21-0513	\$1,500.00
Richland American Homes	10079 Veteran Ave	BD-20-0376	\$1,500.00
Richland American Homes	10081 Veteran Ave	BD-20-0372	\$1,500.00
Richland American Homes	9784 Prospect Pl	BD-21-0203	\$1,500.00
Richland American Homes	9822 Prospect Pl	BD-21-0293	\$1,500.00
Garrette Custom Homes	5215 38th Ave	BD-21-0306	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #53	BD-21-0071	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #51	BD-21-0069	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #22	BD-21-0040	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #49	BD-21-0067	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #56	BD-21-0074	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #55	BD-21-0073	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #54	BD-21-0072	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #52	BD-21-0070	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #48	BD-21-0066	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #21	BD-21-0039	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #50	BD-21-0068	\$1,500.00
Richland American Homes	9789 Prospect Pl	BD-21-0244	\$1,500.00
DR Horton	4973 Empress St	BD-20-0093	\$1,500.00
DR Horton	4971 Memories St	BD-21-0008	\$1,500.00
DR Horton	10147 Veteran Ave	BD-21-0009	\$1,500.00
DR Horton	4971 Oceania St	BD-20-0299	\$1,500.00
DR Horton	4974 Memories Ave	BD-20-0380	\$1,500.00
Richland American Homes	10133 Veterans Ave	BD-21-0005	\$1,500.00
DR Horton	4972 Oceania St	BD-20-0298	\$1,500.00
Richland American Homes	9919 Prospect Pl	BD-21-0292	\$1,500.00

Appendix A

2022 Annual Park Impact Fee Report January 1- December 31

Applicant Name	Site Address	Building Permit Number	Park Impact Fee Collected
Richland American Homes	9903 Prospect Pl	BD-21-0322	\$1,500.00
Richland American Homes	9839 Propsect Pl	BD-21-0321	\$1,500.00
Robert and Marlene Puratuch	7009 Stanich Ave	BD-21-0325	\$1,500.00
Richland American Homes	9932 Propsect Pl	BD-21-0246	\$1,500.00
Richland American Homes	4885 Wanderlust Way	BD-21-0168	\$1,500.00
Richland American Homes	9827 Prospect Pl	BD-21-0295	\$1,500.00
Richland American Homes	9874 Prospect Pl	BD-21-0249	\$1,500.00
Richland American Homes	4883 Wanderlust Way	BD-21-0169	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #69	BD-21-0087	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #63	BD-21-0081	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #76	BD-21-0094	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #73	BD-21-0091	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #65	BD-21-0083	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #82	BD-21-0100	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St # 75	BD-21-0093	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #74	BD-21-0092	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #78	BD-21-0096	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #71	BD-21-0089	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #80	BD-21-0098	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #57	BD-21-0075	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St # 61	BD-21-0079	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #66	BD-21-0084	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #67	BD-21-0085	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #59	BD-21-0077	\$1,500.00
Richland American Homes	10159 Veteran Ave	BD-21-0105	\$1,500.00
Richland American Homes	10055 Veteran Ave	BD-21-0134	\$1,500.00
DR Horton	4946 Oceania St	BD-21-0006	\$1,500.00
Richland American Homes	10161 Veteran Ave	BD-21-0129	\$1,500.00

Appendix A

2022 Annual Park Impact Fee Report January 1- December 31

Applicant Name	Site Address	Building Permit Number	Park Impact Fee Collected
Richland American Homes	10067 Veteran Ave	BD-21-0139	\$1,500.00
DR Horton	4967 Memories St	BD-21-0104	\$1,500.00
Richland American Homes	9866 Propsect Pl	BD-21-0299	\$1,500.00
Richland American Homes	9882 Propsect Pl	BD-21-0290	\$1,500.00
Richland American Homes	9896 Prospect Pl	BD-21-0301	\$1,500.00
Richland American Homes	9865 Alpenglowl Way	BD-22-0054	\$1,500.00
Permit Granted LLC	9322 Goodman Ave	BD-21-0509	\$1,500.00
Hunt Skansie Land LLC	6756 Old Salt Loop	BD-22-0036	\$1,500.00
Hunt Skansie Land LLC	6532 Old Salt Loop	BD-22-0035	\$1,500.00
Hunt Skansie Land LLC	6644 Old Salt Loo[	BD-22-0037	\$1,500.00
Richland American Homes	9924 Prospect Pl	BD-21-0247	\$1,500.00
Richland American Homes	9912 Prospect Pl	BD-21-0248	\$1,500.00
Richland American Homes	9894 Alpenglowl Way	BD-22-0028	\$1,500.00
Richland American Homes	9834 Alpenglowl Way	BD-21-0449	\$1,500.00
Richland American Homes	9922 Alpenglowl Way	BD-22-0026	\$1,500.00
Richland American Homes	9872 Alpenglowl Way	BD-21-0439	\$1,500.00
Richland American Homes	9856 Alpenglowl Way	BD-21-0440	\$1,500.00
Richland American Homes	9888 Alpenglowl Way	BD-21-0429	\$1,500.00
DR Horton	4954 Oceania St	BD-20-0378	\$1,500.00
DR Horton	4966 Oceania St	BD-20-0349	\$1,500.00
Richland American Homes	10031 Veteran Ave	BD-21-0126	\$1,500.00
Richland American Homes	10043 Veteran Ave	BD-21-0130	\$1,500.00
Richland American Homes	10185 Veteran Ave	BD-21-0138	\$1,500.00
Richland American Homes	10173 Veteran Av	BD-21-0133	\$1,500.00
Richland American Homes	9893 Alpenglowl Way	BD-22-0034	\$1,500.00
Richland American Homes	9877 Alpenglowl Way	BD-22-0033	\$1,500.00
DR Horton	4946 Empress St	BD-20-0373	\$1,500.00
DR Horton	4943 Memories St	BD-21-0312	\$1,500.00

Appendix A

2022 Annual Park Impact Fee Report January 1- December 31

Applicant Name	Site Address	Building Permit Number	Park Impact Fee Collected
DR Horton	4952 Oceania St	BD-20-00375	\$1,500.00
DR Horton	4947 Oceania St	BD-20-0374	\$1,500.00
DR Horton	4958 Empress St	BD-20-0377	\$1,500.00
DR Horton	4955 Memories St	BD-21-0128	\$1,500.00
Hunt Skansie Land LLC	6768 Old Salt Loop	BD-22-0076	\$1,500.00
GR Massee Architecture	8205 Shirley Ave	BD-22-0098	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #64	BD-21-0082	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #68	BD-21-0086	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #81	BD-21-0099	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #60	BD-21-0078	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #79	BD-21-0097	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #72	BD-21-0090	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedlae St #77	BD-21-0095	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #62	BD-21-0080	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #70	BD-21-0088	\$1,500.00
Cottages at Rosedale Village LLC	4115 Rosedale St #58	BD-21-0076	\$1,500.00
DR Horton	4956 Memories St	BD-21-0127	\$1,500.00
DR Horton	4957 Empress St	BD-20-00348	\$1,500.00
DR Horton	4948 Oceania St	BD-20-0371	\$1,500.00
DR Horton	4968 Oceania St	BD-20-0309	\$1,500.00
DR Horton	4944 Memories St	BD-21-0131	\$1,500.00
DR Horton	4945 Empress St	BD-20-0352	\$1,500.00
DR Horton	4953 Oceania St	BD-20-0350	\$1,500.00
DR Horton	4978 Empress St	BD-20-0301	\$1,500.00
DR Horton	4934 Oceania St	BD-21-0106	\$1,500.00
DR Horton	4967 Oceania St	BD-20-0300	\$1,500.00
Richland American Homes	10197 Veteran Ave	BD-21-0140	\$1,500.00
DR Horton	4964 Empress St	BD-20-0311	\$1,500.00

Appendix A

2022 Annual Park Impact Fee Report January 1- December 31

Applicant Name	Site Address	Building Permit Number	Park Impact Fee Collected
DR Horton	4962 Empress St	BD-20-0351	\$1,500.00
Richland American Homes	9925 Alpenglow Way	BD-22-0029	\$1,500.00
DR Horton	4971 Empress St	BD-20-0302	\$1,500.00
DR Horton	4951 Oceania St	BD-20-0379	\$1,500.00
DR Horton	4972 Memories St	BD-21-0007	\$1,500.00
Steven Kienleck			-\$1,500.00
DR Horton	4976 Empress St	BD-20-0307	\$1,500.00
DR Horton	4965 Oceania St	BD-20-0310	\$1,500.00
DR Horton	4941 Memories St	BD-21-0136	\$1,500.00
DR Horton	4968 Memories St	BD-21-0107	\$1,500.00
DR Horton	4969 Empress St	BD-20-0308	\$1,500.00
DR Horton	4973 Memories St	BD-21-0004	\$1,500.00
DR Horton	4988 Oceania St	BD-21-0137	\$1,500.00

TOTAL = \$184,500.00



PUBLIC WORKS DEPARTMENT

ANNUAL TRANSPORTATION IMPACT FEE REPORT

2022

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 construct 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 on the City's adopted comprehensive plan. The 2018 TIF report that accompanied Ordinance 1401 that implemented the 2018 TIF increase identifies the percent each project is growth-related.

Table 1 below identifies the 2022 budgeted funding sources for each project and the actual expenses for each project.

Table 1. 2022 TIF Project Funding Sources

Capital Improvement Project	Budgeted Funding Sources			Actual Expenses		
	TIF	Other	Total	TIF	Other	Total
38 th Ave Improvement-Phase 2	\$150,000	\$650,000	\$800,000	(\$202,000)	\$5,724.99	\$207,724.99
Stinson/Harborview Intersect.	\$1,184,000	\$916,000	\$2,100,000	(\$1,185,000)	\$552,993.53	\$1,737,993.53
Burnham Dr/SR 16 Roundabout Metering	\$150,000	\$1,350,000	\$1,500,000	\$0	\$0	\$0
Wollochet/Wagner Intersect. Imp.	\$200,000	\$1,100,000	\$1,300,000	\$0	\$0	\$0
Wollochet Dr Rt Turn Lane	\$50,000	\$100,000	\$150,000	\$0	\$0	\$0
Total =	\$1,734,000	\$4,116,000	\$5,850,000	(\$1,387,000)	(\$558,718.52)	(\$1,945,718.52)

Table 2 below summarizes the budget for the 2022 TIF fund.

Table 2. 2022 TIF Fund Budget

Category	Amount
Beginning Balance	\$2,982,594.63
TIF Revenues	\$1,035,774.01
Interest	\$45,701.90
TIF Project Expenses	(\$1,387,000.00)
Ending Balance =	\$2,677,070.54

III. Summary of 2022 Development Activity

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

2022 Annual Transportation Impact Fee Report January 1- December 31

Applicant Name	Site Address	Building Permit Number	Park Impact Fee Collected
Richland American Homes	4873 Wanderlust Way	BD-21-0171	\$5,247.00
Richland American Homes	9869 Prospect Pl	BD-21-0243	\$5,247.00
Hunt Skansie Land LLC	6428 Old Salt Loop	BD-21-0513	\$5,247.00
Richland American Homes	10079 Veteran Ave	BD-20-0376	\$5,247.00
Richland American Homes	10081 Veteran Ave	BD-20-0372	\$5,247.00
Richland American Homes	9784 Prospect Pl	BD-21-0203	\$5,247.00
Richland American Homes	9822 Prospect Pl	BD-21-0293	\$5,247.00
Garrette Custom Homes	5215 38th Ave	BD-21-0306	\$5,247.00
Cottages at Rosedale Village LLC	4115 Rosedale St #53	BD-21-0071	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #51	BD-21-0069	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #22	BD-21-0040	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #49	BD-21-0067	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #56	BD-21-0074	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #55	BD-21-0073	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #54	BD-21-0072	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #52	BD-21-0070	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #48	BD-21-0066	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #21	BD-21-0039	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #50	BD-21-0068	\$1,675.00
Richland American Homes	9789 Prospect Pl	BD-21-0244	\$5,247.00
DR Horton	4973 Empress St	BD-20-0093	\$5,247.00
DR Horton	4971 Memories St	BD-21-0008	\$5,247.00
DR Horton	10147 Veteran Ave	BD-21-0009	\$5,247.00
DR Horton	4971 Oceania St	BD-20-0299	\$5,247.00
DR Horton	4974 Memories Ave	BD-20-0380	\$5,247.00
Richland American Homes	10133 Veterans Ave	BD-21-0005	\$5,247.00
DR Horton	4972 Oceania St	BD-20-0298	\$5,247.00
Richland American Homes	9919 Prospect Pl	BD-21-0292	\$5,247.00

Appendix A

2022 Annual Transportation Impact Fee Report January 1- December 31

Applicant Name	Site Address	Building Permit Number	Park Impact Fee Collected
Richland American Homes	9903 Prospect Pl	BD-21-0322	\$5,247.00
Richland American Homes	9839 Propsect Pl	BD-21-0321	\$5,247.00
Robert and Marlene Puratuch	7009 Stanich Ave	BD-21-0325	\$5,247.00
Ratcliffe Gagliano Architects	3208 57th St Ct	BD-21-0324	\$26,155.00
Richland American Homes	9932 Propsect Pl	BD-21-0246	\$5,247.00
Richland American Homes	4885 Wanderlust Way	BD-21-0168	\$5,247.00
Richland American Homes	9827 Prospect Pl	BD-21-0295	\$5,247.00
Richland American Homes	9874 Prospect Pl	BD-21-0249	\$5,247.00
Richland American Homes	4883 Wanderlust Way	BD-21-0169	\$5,247.00
Lakefield Veterinary Group	6565 Kimball Dr Suite 200	BD-21-0345	\$210,986.00
Cottages at Rosedale Village LLC	4115 Rosedale St #69	BD-21-0087	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #63	BD-21-0081	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #76	BD-21-0094	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #73	BD-21-0091	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #65	BD-21-0083	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #82	BD-21-0100	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St # 75	BD-21-0093	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #74	BD-21-0092	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #78	BD-21-0096	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #71	BD-21-0089	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #80	BD-21-0098	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #57	BD-21-0075	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St # 61	BD-21-0079	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #66	BD-21-0084	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #67	BD-21-0085	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #59	BD-21-0077	\$1,675.00
Richland American Homes	10159 Veteran Ave	BD-21-0105	\$5,247.00
Richland American Homes	10055 Veteran Ave	BD-21-0134	\$5,247.00

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2022 Annual Transportation Impact Fee Report January 1- December 31

Applicant Name	Site Address	Building Permit Number	Park Impact Fee Collected
DR Horton	4946 Oceania St	BD-21-0006	\$5,247.00
Richland American Homes	10161 Veteran Ave	BD-21-0129	\$5,247.00
Richland American Homes	10067 Veteran Ave	BD-21-0139	\$5,247.00
DR Horton	4967 Memories St	BD-21-0104	\$5,247.00
Richland American Homes	9866 Propsect Pl	BD-21-0299	\$5,247.00
Richland American Homes	9882 Propsect Pl	BD-21-0290	\$5,247.00
Richland American Homes	9896 Prospect Pl	BD-21-0301	\$5,247.00
Richland American Homes	9865 Alpenglow Way	BD-22-0054	\$5,247.00
Permit Granted LLC	9322 Goodman Ave	BD-21-0509	\$5,247.00
Hunt Skansie Land LLC	6756 Old Salt Loop	BD-22-0036	\$5,247.00
Hunt Skansie Land LLC	6532 Old Salt Loop	BD-22-0035	\$5,247.00
Hunt Skansie Land LLC	6644 Old Salt Loop	BD-22-0037	\$5,247.00
Richland American Homes	9924 Prospect Pl	BD-21-0247	\$5,247.00
Richland American Homes	9912 Prospect Pl	BD-21-0248	\$5,247.00
Richland American Homes	9894 Alpenglow Way	BD-22-0028	\$5,247.00
Snodgrass Freeman Associates	3824 Harborview Dr	BD-20-0096	\$227.00
Richland American Homes	9834 Alpenglow Way	BD-21-0449	\$5,247.00
Richland American Homes	9922 Alpenglow Way	BD-22-0026	\$5,247.00
Richland American Homes	9872 Alpenglow Way	BD-21-0439	\$5,247.00
Richland American Homes	9856 Alpenglow Way	BD-21-0440	\$5,247.00
Richland American Homes	9888 Alpenglow Way	BD-21-0429	\$5,247.00
DR Horton	4954 Oceania St	BD-20-0378	\$5,247.00
DR Horton	4966 Oceania St	BD-20-0349	\$5,247.00
Richland American Homes	10031 Veteran Ave	BD-21-0126	\$5,247.00
Richland American Homes	10043 Veteran Ave	BD-21-0130	\$5,247.00
Richland American Homes	10185 Veteran Ave	BD-21-0138	\$5,247.00
Richland American Homes	10173 Veteran Av	BD-21-0133	\$5,247.00
Chipotle Mexican Grille, Inc.	4823 Pt Fosdick Dr	BD-21-0361	\$25,467.00

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2022 Annual Transportation Impact Fee Report January 1- December 31

Applicant Name	Site Address	Building Permit Number	Park Impact Fee Collected
Richland American Homes	9893 Alpenglow Way	BD-22-0034	\$5,247.00
Richland American Homes	9877 Alpenglow Way	BD-22-0033	\$5,247.00
DR Horton	4946 Empress St	BD-20-0373	\$5,247.00
DR Horton	4943 Memories St	BD-21-0312	\$5,247.00
DR Horton	4952 Oceania St	BD-20-00375	\$5,247.00
DR Horton	4947 Oceania St	BD-20-0374	\$5,247.00
DR Horton	4958 Empress St	BD-20-0377	\$5,247.00
DR Horton	4955 Memories St	BD-21-0128	\$5,247.00
Hunt Skansie Land LLC	6768 Old Salt Loop	BD-22-0076	\$5,247.00
Cottages at Rosedale Village LLC	4115 Rosedale St #64	BD-21-0082	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #68	BD-21-0086	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #81	BD-21-0099	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #60	BD-21-0078	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #79	BD-21-0097	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #72	BD-21-0090	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedlae St #77	BD-21-0095	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #62	BD-21-0080	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #70	BD-21-0088	\$1,675.00
Cottages at Rosedale Village LLC	4115 Rosedale St #58	BD-21-0076	\$1,675.00
DR Horton	4956 Memories St	BD-21-0127	\$5,247.00
DR Horton	4957 Empress St	BD-20-00348	\$5,247.00
DR Horton	4948 Oceania St	BD-20-0371	\$5,247.00
DR Horton	4968 Oceania St	BD-20-0309	\$5,247.00
DR Horton	4944 Memories St	BD-21-0131	\$5,247.00
DR Horton	4945 Empress St	BD-20-0352	\$5,247.00
DR Horton	4953 Oceania St	BD-20-0350	\$5,247.00
DR Horton	4978 Empress St	BD-20-0301	\$5,247.00
DR Horton	4934 Oceania St	BD-21-0106	\$5,247.00

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2022 Annual Transportation Impact Fee Report January 1- December 31

Applicant Name	Site Address	Building Permit Number	Park Impact Fee Collected
DR Horton	4967 Oceania St	BD-20-0300	\$5,247.00
Richland American Homes	10197 Veteran Ave	BD-21-0140	\$5,247.00
DR Horton	4964 Empress St	BD-20-0311	\$5,247.00
City of Gig Harbor	8698 Skansie Ave	BD-21-0502	\$52,499.00
Latitude 47 Commerce Center LLC	9672 Bujacich Rd	BD-22-0103	\$103,677.00
DR Horton	4962 Empress St	BD-20-0351	\$5,247.00
Richland American Homes	9925 Alpenglow Way	BD-22-0029	\$5,247.00
DR Horton	4971 Empress St	BD-20-0302	\$5,247.00
DR Horton	4951 Oceania St	BD-20-0379	\$5,247.00
DR Horton	4972 Memories St	BD-21-0007	\$5,247.00
DR Horton	4976 Empress St	BD-20-0307	\$5,247.00
DR Horton	4965 Oceania St	BD-20-0310	\$5,247.00
DR Horton	4941 Memories St	BD-21-0136	\$5,247.00
DR Horton	4968 Memories St	BD-21-0107	\$5,247.00
DR Horton	4969 Empress St	BD-20-0308	\$5,247.00
Horsehead Investments LLC	2905 Harborview Dr	BD-22-0087	\$50,238.00
Ratcliffe Gagliano Architects	9401 Bujacich Rd	BD-22-0170	\$5,582.00
DR Horton	4973 Memories St	BD-21-0004	\$5,247.00
DR Horton	4988 Oceania St	BD-21-0137	\$5,247.00
CMC Development Inc.	5116 89th St	BD-22-0114	\$47,726.10

TOTAL = \$1,035,774.10



PUBLIC WORKS DEPARTMENT

ANNUAL SCHOOL IMPACT FEE REPORT

2022

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

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.

By code, the City collects SIFs only from residential developments. The SIF rates for single-family residential dwelling units and multi-family residential dwelling units are not the same. Rather, the rate for multi-family residential unit is about half of the rate for the single-family residential dwelling unit.

This report is intended to fulfill the requirements of GHMC 19.12.130(C). Please note, the District's annual budget period is September 1 through August 31 of the following year and this report references this time period for SIFs collected by the City.

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.

Table 1 below identifies the 2022 uses of school impact fees as reported by the District.

Table 1. 2022 Uses of School Impact Fees

Public Improvement Expenditure	Total
Swift Water ES Construction – Additional Classrooms	(\$313,897.00)
Pioneer ES Construction – Additional Classrooms	(\$284,897.00)
Total =	(\$598,794.00)

Table 2 below summarizes the 2022 School Impact Fee budget based on SIF revenues collected by the City and transferred to the District.

Table 2. Peninsula School District's 2022 School Impact Fee Fund Budget

Category	Amount
Beginning Balance	\$115,403.00
SIF Revenues*	\$577,333.00
Interest	\$598.00
Public Improvement Expenditures	(\$598,794.00)
Ending Balance =	\$94,540.00

*The City's 2022 SIFs collections do not match the District's reported revenues because the City's date of collection and the District date of receipt do not match due to date of transfer from the City to the District.

III. Summary of 2022 Development Activity

Appendix A (attached) identifies each SIF collected by the City during the District's budget period and includes the applicant name, site address, the associated building permit number, and the amount collected.

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2022 Annual School Impact Fee Report September 1, 2021- August 31, 2022

Applicant Name	Site Address	Building Permit Number	School Impact Fee Collected
Hunt Skansie Land LLC	4432 Golden West Ct	BD-21-0400	\$3,822.00
Hunt Skansie Land LLC	4416 Golden West Ct	BD-21-0398	\$3,822.00
Hunt Skansie Land LLC	4446 Golden West Ct	BD-21-0402	\$3,822.00
Hunt Skansie Land LLC	4423 Golden West Ct	BD-21-0397	\$3,822.00
Hunt Skansie Land LLC	4428 Golden West Ct	BD-21-0399	\$3,822.00
Hunt Skansie Land LLC	4458 Golden West Ct	BD-21-0404	\$3,822.00
Hunt Skansie Land LLC	4431 Golden West Ct	BD-21-0396	\$3,822.00
Hunt Skansie Land LLC	4449 Golden West Ct	BD-21-0401	\$3,822.00
Hunt Skansie Land LLC	4457 Golden West Ct	BD-21-0403	\$3,822.00
Permt Granted LLC	9212 N Harborview Dr	BD-21-0359	\$3,822.00
Richmond American Homes	9764 Prospect Pl	BD-21-0206	\$3,822.00
Hunt Skansie Land LLC	4464 Golden West Ct	BD-21-0408	\$3,822.00
Hunt Skansie Land LLC	4465 Golden West Ct	BD-21-0405	\$3,822.00
Hunt Skansie Land LLC	4467 Golden West Ct	BD-21-0407	\$3,822.00
Hunt Skansie Land LLC	4462 Golden West Ct	BD-21-0406	\$3,822.00
Richmond American Homes	9752 Prospect Pl	BD-21-0207	\$3,822.00
Hunt Skansie Land LLC	6651 Starlight Pl	BD-21-0426	\$3,822.00
Hunt Skansie Land LLC	6663 Starlight Pl	BD-21-0425	\$3,822.00
Hunt Skansie Land LLC	6649 Starlight Pl	BD-21-0430	\$3,822.00
Richmond American Homes	9836 Prospect Pl	BD-21-0291	\$3,822.00
Hunt Skansie Land LLC	6613 Starlight Pl	BD-21-0433	\$3,822.00
Hunt Skansie Land LLC	6637 Starlight Pl	BD-21-0431	\$3,822.00
Hunt Skansie Land LLC	6625 Starlight Pl	BD-21-0432	\$3,822.00
Hunt Skansie Land LLC	6601 Starlight Pl	BD-21-0434	\$3,822.00
Hunt Skansie Land LLC	6612 Starlight Pl	BD-21-0437	\$3,822.00
Hunt Skansie Land LLC	6646 Starlight Pl	BD-21-0436	\$3,822.00
Hunt Skansie Land LLC	6658 Starlight Pl	BD-21-0435	\$3,822.00
Hunt Skansie Land LLC	6624 Starlight Pl	BD-21-0438	\$3,822.00

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Applicant Name	Site Address	Building Permit Number	School Impact Fee Collected
Hunt Skansie Land LLC	6182 Old Salt Loop	BD-21-0421	\$3,822.00
Richmond American Homes	4877 Wanderlust Way	BD-21-0172	\$3,822.00
Richmond American Homes	4863 Wanderlust Way	BD-21-0166	\$3,822.00
Hunt Skansie Land LLC	6294 Old Salt Loop	BD-21-0420	\$3,822.00
Hunt Skansie Land LLC	5854 Old Salt Loop	BD-21-0424	\$3,822.00
Hunt Skansie Land LLC	6078 Old Salt Loop	BD-21-0422	\$3,822.00
Richmond American Homes	4865 Wanderlust Way	BD-21-0167	\$3,822.00
Richmond American Homes	9772 Prospect Pl	BD-21-0205	\$3,822.00
Hunt Skansie Land LLC	6316 Old Salt Loop	BD-21-0419	\$3,822.00
Hunt Skansie Land LLC	5966 Old Salt Loop	BD-21-0423	\$3,822.00
Richmond American Homes	9809 Prospect Pl	BD-21-0226	\$3,822.00
Hunt Skansie Land LLC	4522 Golden West Ct	BD-21-0463	\$3,822.00
Hunt Skansie Land LLC	4534 Golden West Ct	BD-21-0462	\$3,822.00
Hunt Skansie Land LLC	4546 Golden West Ct	BD-21-0461	\$3,822.00
Hunt Skansie Land LLC	4537 Golden West Ct	BD-21-0459	\$3,822.00
Hunt Skansie Land LLC	4549 Golden West Ct	BD-21-0460	\$3,822.00
Richmond American Homes	9814 Prospect Pl	BD-21-0294	\$3,822.00
Richmond American Homes	9859 Prospect Pl	BD-21-0300	\$3,822.00
Hunt Skansie Land LLC	4518 Golden West Ct	BD-21-0458	\$3,822.00
Hunt Skansie Land LLC	4483 Golden West Ct	BD-21-0455	\$3,822.00
Hunt Skansie Land LLC	4479 Golden West Ct	BD-21-0454	\$3,822.00
Hunt Skansie Land LLC	4515 Golden West Ct	BD-21-0457	\$3,822.00
Hunt Skansie Land LLC	4486 Golden West Ct	BD-21-0456	\$3,822.00
Richmond American Homes	9852 Prospect Pl	BD-21-0298	\$3,822.00
Hunt Skansie Land LLC	6757 Pacific Dawn Pl	BD-21-0484	\$3,822.00
Hunt Skansie Land LLC	6762 Pacific Dawn Pl	BD-21-0485	\$3,822.00
Hunt Skansie Land LLC	6758 Pacific Dawn Pl	BD-21-0486	\$3,822.00
Hunt Skansie Land LLC	6745 Pacific Dawn Pl	BD-21-0486	\$3,822.00

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Applicant Name	Site Address	Building Permit Number	School Impact Fee Collected
Hunt Skansie Land LLC	6746 Pacific Dawn Pl	BD-21-0487	\$3,822.00
Richmond American Homes	9847 Prospect Pl	BD-21-0296	\$3,822.00
Richmond American Homes	9844 Prospect Pl	BD-21-0297	\$3,822.00
Hunt Skansie Land LLC	6733 Pacific Dawn Pl	BD-21-0488	\$3,822.00
Hunt Skansie Land LLC	6703 Pacific Dawn Pl	BD-21-0491	\$3,822.00
Hunt Skansie Land LLC	6721 Pacific Dawn Pl	BD-21-0489	\$3,822.00
Hunt Skansie Land LLC	6719 Pacific Dawn Pl	BD-21-0490	\$3,822.00
Hunt Skansie Land LLC	6702 Pacific Dawn Pl	BD-21-0495	\$3,822.00
Hunt Skansie Land LLC	6734 Pacific Dawn Pl	BD-21-0492	\$3,822.00
Hunt Skansie Land LLC	6722 Pacific Dawn Pl	BD-21-0493	\$3,822.00
Hunt Skansie Land LLC	6718 Pacific Dawn Pl	BD-21-0494	\$3,822.00
DR Horton	4982 Oceania St	BD-20-0092	\$3,822.00
DR Horton	4973 Oceania St	BD-20-0090	\$3,822.00
DR Horton	4986 Oceania St	BD-20-0091	\$3,758.00
DR Horton	4974 Oceania St	BD-20-0094	\$3,822.00
Richmond American Homes	9863 Prospect Place	BD-21-0243	\$3,822.00
Richmond American Homes	4873 Wanderlust Way	BD-21-0171	\$3,822.00
DR Horton	4986 Oceania St	BD-20-0091	\$64.00
Hunt Skansie Land LLC	6428 Old Salt Loop	BD-21-0513	\$3,822.00
DR Horton	10079 Veteran Ave	BD-20-0376	\$3,822.00
DR Horton	10081 Veteran Ave	BD-20-0372	\$3,822.00
Richmond American Homes	9784 Prospect Place	BD-21-0203	\$3,822.00
Richmond American Homes	9822 Prospect Place	BD-21-0293	\$3,822.00
Garrette Custom Homes	5215 38th Ave	BD-21-0306	\$3,822.00
Richmond American Homes	9789 Prospect Place	BD-21-0244	\$3,822.00
DR Horton	4974 Memories St	BD-20-0380	\$3,822.00
DR Horton	10133 Veterans Ave	BD-21-0005	\$3,822.00
DR Horton	4971 Memories St	BD-21-0008	\$3,822.00

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Applicant Name	Site Address	Building Permit Number	School Impact Fee Collected
DR Horton	4973 Empress St	BD-20-0093	\$3,822.00
DR Horton	4972 Oceania St	BD-20-0298	\$3,822.00
DR Horton	10147 Veteran Ave	BD-21-0009	\$3,822.00
DR Horton	4971 Oceania St	BD-20-0299	\$3,822.00
Richmond American Homes	9903 Prospect Pl	BD-21-0322	\$3,822.00
Richmond American Homes	9919 Propsect Pl	BD-21-0292	\$3,822.00
Richmond American Homes	9839 Prospect Pl	BD-21-0321	\$3,822.00
Robert and Marlene Puratich	7009 Stanich Ave	BD-21-0325	\$3,822.00
Richmond American Homes	9874 Prospect Pl	BD-21-0249	\$3,822.00
Richmond American Homes	9827 Prospect Pl	BD-21-0295	\$3,822.00
Richmond American Homes	4883 Wanderlust Way	BD-21-0169	\$3,822.00
Richmond American Homes	9932 Propsect Pl	BD-21-0246	\$3,822.00
Richmond American Homes	4885 Wanderlust Way	BD-21-0168	\$3,822.00
Richmond American Homes	10161 Veteran Ave	BD-21-0129	\$3,822.00
Richmond American Homes	10067 Veteran Ave	BD-21-0139	\$3,822.00
Richmond American Homes	10159 Veteran Ave	BD-21-0105	\$3,822.00
Richmond American Homes	10055 Veteran Ave	BD-21-0134	\$3,822.00
DR Horton	4946 Oceania St	BD-21-0006	\$3,822.00
DR Horton	4967 Memories St	BD-21-0104	\$3,822.00
Richmond American Homes	9866 Prospect Pl	BD-21-0299	\$3,822.00
Richmond American Homes	9882 Prospect Pl	BD-21-0290	\$3,822.00
Richmond American Homes	9865 Alpenglowl Way	BD-22-0054	\$3,822.00
Hunt Skansie Land LLC	6644 Old Salt Loop	BD-22-0037	\$3,822.00
Permt Granted LLC	9322 Goodman Ave	BD-21-0509	\$3,822.00
Hunt Skansie Land LLC	6532 Old Salt Loop	BD-22-0035	\$3,822.00
Hunt Skansie Land LLC	6756 Old Salt Loop	BD-22-0036	\$3,822.00
Richmond American Homes	9924 Prospect Pl	BD-21-0247	\$3,822.00
Richmond American Homes	9912 Propsect Pl	BD-21-0248	\$3,822.00

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Applicant Name	Site Address	Building Permit Number	School Impact Fee Collected
Richmond American Homes	9894 Alpenglow Way	BD-22-0028	\$3,822.00
Richmond American Homes	9834 Alpenglow Way	BD-21-0449	\$3,822.00
Snodgrass Freeman Associates	3824 Harborview Dr	BD-20-0096	\$155.00
Richmond American Homes	9922 Alpenglow Way	BD-22-0026	\$3,822.00
Richmond American Homes	9872 Alpenglow Way	BD-21-0439	\$3,822.00
Richmond American Homes	9856 Alpenglow Way	BD-21-0440	\$3,822.00
Richmond American Homes	9888 Alpenglow Way	BD-21-0429	\$3,822.00
DR Horton	4966 Oceania St	BD-20-0349	\$3,822.00
DR Horton	4954 Oceania St	BD-20-0378	\$3,822.00
DR Horton	10173 Veteran Ave	BD-21-0133	\$3,822.00
DR Horton	10185 Veteran Ave	BD-21-0138	\$3,822.00
DR Horton	10031 Veteran Ave	BD-21-0126	\$3,822.00
DR Horton	10043 Veteran Ave	BD-21-0130	\$3,822.00
Richmond American Homes	9893 Alpenglow Way	BD-22-0034	\$4,130.00
Richmond American Homes	9877 Alpenglow Way	BD-22-0033	\$4,130.00
DR Horton	4958 Empress St	BD-20-0377	\$4,130.00
DR Horton	4947 Oceania St	BD-20-0374	\$4,130.00
DR Horton	4955 Memories St	BD-21-0128	\$4,130.00
DR Horton	4943 Memories St	BD-21-0132	\$4,130.00
DR Horton	4946 Empress St	BD-20-00373	\$4,130.00
DR Horton	4952 Oceania	BD-20-0375	\$4,130.00
Hunt Skansie Land LLC	6768 Old Salt Loop	BD-22-0076	\$4,130.00
GR Massee Architects	8205 Shirley Ave	BD-22-0098	\$4,130.00
DR Horton	4944 Memories St	BD-21-0131	\$4,130.00
DR Horton	4948 Oceania St	BD-20-0371	\$4,130.00
DR Horton	4968 Oceania St	BD-20-0309	\$4,130.00
DR Horton	4957 Empress St	BD-20-0348	\$4,130.00
DR Horton	4956 Memories St	BD-21-0127	\$4,130.00

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Applicant Name	Site Address	Building Permit Number	School Impact Fee Collected
DR Horton	4945 Empress St	BD-20-0352	\$4,130.00
DR Horton	4967 Oceania St	BD-20-0300	\$4,130.00
DR Horton	10197 Veteran Ave	BD-21-0140	\$4,130.00
DR Horton	4964 Empress St	BD-20-0311	\$4,130.00
DR Horton	4953 Oceania St	BD-20-0350	\$4,130.00
DR Horton	4978 Empress St	BD-20-0301	\$4,130.00
DR Horton	4934 Oceania St	BD-21-0106	\$4,130.00
DR Horton	4962 Empress St	BD-20-0351	\$4,130.00
Richmond American Homes	9925 Alpenglow Way	BD-22-0029	\$4,130.00
DR Horton	4971 Empress St	BD-20-0302	\$4,130.00

TOTAL = \$573,511.00