



**CITY OF TUMWATER
DEVELOPMENT SERVICES DEPARTMENT
DEVELOPMENT ACTIVITY
QUARTERLY REPORT**

**Part I — Development Applications
FIRST QUARTER 2005**

ENVIRONMENTAL REVIEW

Projects under environmental review during JANUARY–MARCH 2005 include the following:

- 0 cases - Exempt from SEPA Review
- 0 cases - Determination of Non-Significance (DNS)
- 0 cases - Addendum to DNS
- 0 cases - Mitigated Determination of Non-Significance (MDNS)
- 0 cases - Addendum to MDNS
- 0 cases - Determination of Significance (DS)
- 0 cases - Environmental Impact Statement (EIS)

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF PROJECT
1. DNS (February)	Centerfield Construction 905 8th Street SW	TLP #7-04 Seeking preliminary plat approval to divide 5.0 acres zoned Single Family Medium Density Residential into 30 single-family home sites.
2. DNS (February)	K & A Investments 838 V Street SE	TLP #4-04 & PUD #4-04 Divide 5.16 acres zoned Single-Family Low Density into 17 single-family home sites, 2 stormwater drainage tracts and 1 open space tract.
3. DNS (February)	Lee Ingram Between Barnes Blvd., 6th Ave., I St. & G St.	TLP #5-04 Seeking preliminary plat approval to divide 3.04 acres zoned Single-Family Medium Density Residential into 20 single-family home sites.
4. DNS (February)	Tumwater Public Works Intersection of Littlerock Rd. & Kingswood Dr.	Proposal to install approximately 1,030 feet of 24-inch ductile iron water main within the right-of-way of Littlerock Rd.
5. DNS (February)	Tumwater Parks & Recreation 1205 Barnes Blvd.	Proposal to exchange 1,596 sq. ft. of property at the City's Overlook Park, for 2,291 sq. ft. of private property adjacent to the park.
6. DNS (March)	All American Bottled Water 100 Custer Way	SMA #1-04: Proposal to re-route a new sanitary sewer line inside an unused line. Also to route new line from a Siphon Station to a LOTT Sewerage Control Structure.
7. DNS (March)	Centerfield Construction 905 8th Street SW	TLP #7-04 PUD #2-05 Seeking preliminary plat and PUD approval to divide 5.0 acres zoned SFM Residential into 30 single-family sites.
8. DNS (March)	Soloy LLC 450 Pat Kennedy Way SW	Seeking permit approval to pave approximately 20,000 sq.ft. of graveled parking and to provide storm drainage collection, treatment and storage.
9. DNS (March)	Tumwater Public Works Approximately the western terminus of Dennis Street	Proposal to sell a portion of Tract B of SS-7129 consisting of approximately 8,510 square feet.

HEARING EXAMINER

The Hearing Examiner held THREE public hearings during JANUARY–MARCH 2005.

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF HEARING
1. Variance TVA #2-04 (January)	Old Towne Center LLC Tumwater Blvd. / Old Hwy. 99	Variance from the zoning code that would allow 4 of 5 buildings associated with the project to be constructed within the front yard setback area along the frontage.

HEARING EXAMINER (continued)

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF PROJECT
2. Long Plat TLP #3-04 (January)	JME Limited Partnership Chul Kim Between Sapp & Woodland	Seeking preliminary plat approval to divide 10.71 acres zoned Residential Sensitive Resource (RSR) into 34 single-family home sites.
3. PUD #3-04 (January)	Ruegsegger Townhouses Wayne Ruegsegger 114 N 5th Avenue SW	Approval to construct a two-unit townhouse within a Single-Family Medium Zoning District as required by TMC 18.12.020.B.
4. TCUA #3-04 TVA #5-04 (January)	Behavioral Health Resources 1275 2nd Avenue SW	Approval to rehabilitate existing apartment into an Essential Public Facility. Variances needed to eliminate some landscaping and to legitimize existing building.
5. Long Plat TLP #5-04 (March)	Lee Ingram Between Barnes Blvd., 6th Ave., I St. and G St.	Approval for a preliminary plat the would subdivide two parcels of land, comprising of 3.04 acres, into a total of 20 single-family home sites.

DEVELOPMENT REVIEW PROJECTS

21 projects were reviewed by the DEVELOPMENT REVIEW COMMITTEE during JANUARY–MARCH 2005.

- NO presubmission, THIRTEEN feasibility, FOUR preliminary, and FOUR formal reviews were performed.
- Presubmission, feasibility, preliminary and formal review applications consisted of:

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF PROJECT
1. Feasibility Review (January)	2nd Avenue Townhouses Tsavo / Allen Johnson 1115 2nd Avenue	Division of the property into 9 lots, leaving the existing home and constructing a townhouse on each of the remaining eight lots.
2. Feasibility Review (January)	Bigrock Phase IV Rick Newman 1520 Bishop Road SW	Develop 1.4+ acres zoned Mixed Use. 5 lots with 5 buildings to be known as Bigrock Plaza IV.
3. Feasibility Review (January)	McConkey Industrial Park Rod McConkey / Dennis Artus 9125 93rd Avenue SW	Industrial / retail park with mini-storage facilities.
4. Feasibility Review (January)	Stringer Multi-Family Mike Opitz / Hatton Godat 1537 Trosper Road SW	Develop 1.68+ acres into multi-family dwellings.
5. Feasibility Review (January)	Johnson Blvd. Duplexes Jim Granger / Paul Casey Sapp Road / RW Johnson	Duplex development.
6. Feasibility Review (January)	Kimmie Industrial Park Triway Enterprises 93rd Avenue / Kimmie Street	Subdivide multiple parcels into several industrial use lots.
7. Feasibility Review (February)	The Summit at Tumwater Hill Pacific Equity Group Crosby Blvd.	Multi-family townhouses and a mix of Neighborhood Commercial and senior housing.
8. Feasibility Review (February)	Neilson Short Plat Leonard & Anita Neilson 280 W Street SE	4-lot short plat.
9. Feasibility Review (February)	Sampson Conversion Richard & Mahona Sampson 207 Lee Street SW	Convert rental home into a commercial use structure.
10. Feasibility Review (February)	Stanton Development Josh Birbari 6612 Stanton Court SW	Subdividing and development.

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF PROJECT
11. Feasibility Review (February)	Stephen's Mottman Phase III Stephen's Rental Properties Mottman Road SW	3 structures with associated parking and frontage.
12. Feasibility Review (February)	Ketola Painting John Ketola 2840 Crites Street SW	Construction of two 3,000 s.f. buildings for construction wholesale service businesses.
13. Feasibility Review (March)	Crawford Single Family Eric Crawford Rural Road	Construction of a 2-story single-family dwelling.
14. Feasibility Review (March)	RST Towers Mini-Storage John O'Connell / All American 240 Custer Way	Conversion of part or all of the R, S & T Towers to mini-storage.
15. Feasibility Review (March)	Tumwater North Plaza DTMJ-2 / M. Montgomery 6325 Capitol Blvd. SW	Demolition of house and construction of 2,400 square foot commercial space.
16. Feasibility Review (March)	Gerth Street Office Allen Johnson / John Davis 210 Gerth Street	Divide lot into two lots.
17. Feasibility Review (March)	Armstrong Subdivision Kelly Armstrong / Erik Finley 1111 93rd Avenue	Subdivide 4.77 acre lot into 24 single-family residential lots.
18. Feasibility Review (March)	Hansen Commercial Site Todd Hansen / Bob Connolly 1009 85th Avenue SE	Construction of two warehouses with associated parking and stormwater treatment.
19. Feasibility Review (March)	F Street Short Plat Joe & Julie Brannberg 219 F Street SW	2-lot short plat.
20. Feasibility Review (March)	LeBeck Espresso Marguerite & Terry Beck 3231 Mottman Road SW	Construction of a drive-thru espresso building.
21. Feasibility Review (March)	2nd Avenue Daycare Addition AirHandlers / Shattuck 1361 2nd Avenue SW	Addition to an existing daycare.
22. Feasibility Review (March)	Rural Road Subdivision Dave Peterson 4944 Rural Road SW	Subdivide parcel per plot plan.
23. Feasibility Review (March)	Ginette's Espresso Relocation Ginette Hicks / Port of Olympia	Relocation of espresso stand from Cleanwater Lane to Tumwater Blvd.
24. Preliminary Review (January)	Rayment Hangar Hatton Godat / TEC Const. 7643 Old Highway 99 SE	Construct hangar storage building and associated drive around building.
25. Preliminary Review (January)	Lowe Chiropractic Office Scott Anderson 128 D Street SW	2-story office building.
26. Preliminary Review (February)	Tumwater Highlands Hatton Godat Pantier Old Hwy. 99 & 93rd Ave.	Subdivide 126 acres into approximately 500 lots.
27. Preliminary Review (February)	Cardinal CG Warehouse Brent Leslie 701 Pat Kennedy Way SW	New warehouse for glass storage with truck maneuvering and parking areas.

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF PROJECT
28. Preliminary Review (March)	School District Warehouse Dave Spiller / Port of Olympia 2020 80th Avenue SW	4,200 sq.ft. pre-engineered metal building for general storage. Possible addition of a 1,050 sq.ft. building depending on budget allowance.
29. Preliminary Review (March)	Balcom Plat John & Virginia Balcom 1904 Sapp Rd	12-lot single-family subdivision.
30. Formal Review (February)	Lemon Grass Restaurant John Davis / Allen Johnson 6003 Capitol Blvd.	One restaurant and five office / retail / commercial buildings.
31. Formal Review (March)	Susitna Plat Chris Merritt / Diane Decker 1184 Linwood Avenue SW	26-lot single-family planned unit development.
32. Formal Review (March)	Sampson Conversion Richard Sampson 207 Lee Street SW	Convert existing building to a commercial office building.
33. Formal Review (March)	Hardcastle Car Wash Brett Hardcastle 6028 & 6030 Capitol Blvd. SE	Construction of an automated car wash with associated parking lot.



**CITY OF TUMWATER
DEVELOPMENT SERVICES DEPARTMENT**

Part II — Fiscal Activity

**QUARTERLY DEVELOPMENT ACTIVITY REPORT
FIRST QUARTER 2005**

PERMITS, NEW CONSTRUCTION	FIRST QUARTER			FISCAL YEAR-TO-DATE		
	NO.	VALUATIONS	FEES	NO.	VALUATIONS	FEES
1. ONE AND TWO-FAMILY DWELLINGS						
Single Family, Detached	18	\$ 4,241,149	\$ 31,613	18	\$ 4,241,149	\$ 31,613
Single Family, Attached	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Single Family, Manufactured	1	N/A	\$ 175	1	N/A	\$ 175
Single Family, Mobile Home	0	N/A	\$ 0	0	N/A	\$ 0
Two-Family Buildings # UNITS: 6	3	\$ 553,395	\$ 4,409	3	\$ 553,395	\$ 4,409
SUBTOTAL:	22	\$ 4,794,544	\$ 36,197	22	\$ 4,794,544	\$ 36,197
2. RESIDENTIAL ACCESSORY STRUCTURES						
Detached Garage/Carport	5	\$ 102,268	\$ 1,537	5	\$ 102,268	\$ 1,537
Residential Accessory Building	1	\$ 10,182	\$ 195	1	\$ 10,182	\$ 195
Residential Swimming Pool/Spa	0	\$ 0	\$ 0	0	\$ 0	\$ 0
SUBTOTAL:	6	\$ 112,450	\$ 1,732	6	\$ 112,450	\$ 1,732
3. MULTIFAMILY DWELLINGS						
Three- and Four-Family Apt. # UNITS: 6	2	\$ 580,197	\$ 4,127	2	\$ 580,197	\$ 4,127
Five- or More-Family Apt. # UNITS: 0	0	\$ 0	\$ 0	0	\$ 0	\$ 0
SUBTOTAL:	2	\$ 580,197	\$ 4,127	2	\$ 580,197	\$ 4,127
4. RESIDENTIAL NONHOUSEKEEPING						
Hotels, Motels, Tourist Cabins # UNITS: 0	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Mobile Home Park # SPACES: 0	0	\$ 0	\$ 0	0	\$ 0	\$ 0
SUBTOTAL:	0	\$ 0	\$ 0	0	\$ 0	\$ 0
5. NONRESIDENTIAL						
Amusement/Recreational	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Churches/Religious Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Industrial/Manufacturing Bldgs.	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Commercial Parking Garages	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Commercial Swimming Pool/Spa	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Service Stations/Repair Garages	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Hospitals/Institutional Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Offices/Banks/Professional Bldgs.	5	\$ 6,666,560	\$ 54,859	5	\$ 6,666,560	\$ 54,859
Public Office/Assembly Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Public Works/Utilities Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Public Schools/Educational Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Private Schools/Educational Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Retail/Commercial Buildings	3	\$ 135,000	\$ 657	3	\$ 135,000	\$ 657
Other NonResidential Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Structures Other Than Buildings	2	\$ 224,000	\$ 1,897	2	\$ 224,000	\$ 1,897
SUBTOTAL:	10	\$ 7,025,560	\$ 57,413	10	\$ 7,025,560	\$ 57,413
6. ADVERTISING SIGNS						
On Premise Building Sign	10	\$ 29,710	\$ 608	10	\$ 29,710	\$ 608
On Premise Freestanding Sign	8	\$ 34,350	\$ 786	8	\$ 34,350	\$ 786
Off Premise Building Sign	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Off Premise Freestanding Sign	0	\$ 0	\$ 0	0	\$ 0	\$ 0
SUBTOTAL:	18	\$ 64,060	\$ 1,393	18	\$ 64,060	\$ 1,393
TOTAL: NEW CONSTRUCTION	58	\$ 12,576,811	\$ 100,863	58	\$ 12,576,811	\$ 100,863

PERMITS: EXISTING CONSTRUCTION

FIRST QUARTER

FISCAL YEAR-TO-DATE

	NO.	VALUATIONS	FEES	NO.	VALUATIONS	FEES
7. ADDN., REMODELS, REPAIRS, & DEMOS						
Residential Additions	1	\$ 69,801	\$ 784	1	\$ 69,801	\$ 784
Residential Repairs or Remodels	17	\$ 252,595	\$ 4,067	17	\$ 252,595	\$ 4,067
Residential Demolition (1 & 2 units) # UNITS: 4	5	\$ 14,500	\$ 385	5	\$ 14,500	\$ 385
Multifamily Demolition (3+ units) # UNITS: 0	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Commercial/Industrial Additions	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Commercial/Industrial Repairs or Remodels	9	\$ 169,200	\$ 4,188	9	\$ 169,200	\$ 4,188
Commercial/Industrial Demolition	1	\$ 15,000	\$ 251	1	\$ 15,000	\$ 251
SUBTOTAL:	33	\$ 521,095	\$ 9,674	33	\$ 521,095	\$ 9,674
8. CONVERSIONS						
Conversions, Residential to Commercial	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Conversions, Commercial to Residential	0	\$ 0	\$ 0	0	\$ 0	\$ 0
SUBTOTAL:	0	\$ 0	\$ 0	0	\$ 0	\$ 0
TOTAL: EXISTING CONSTRUCTION	33	\$ 521,095	\$ 9,674	33	\$ 521,095	\$ 9,674
GRAND TOTAL: NEW & EXISTING CONSTRUCTION	91	\$ 13,097,907	\$ 110,537	91	\$ 13,097,907	\$ 110,537

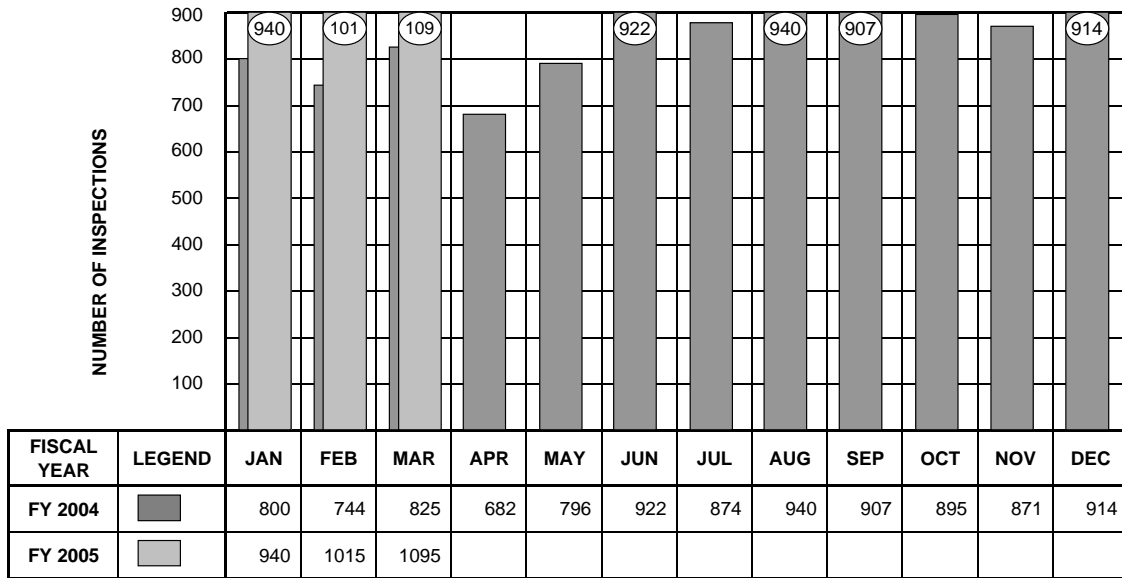
FEES COLLECTED

	NO.	FEES		NO.	FEES
9. DEVELOPMENT SERVICES			C. ENGINEERING SERVICES		
A. PLANNING AND ZONING			Water Plan Check	4	\$ 976
Zoning and Land Use	0	\$ 0	Water Inspection	4	\$ 1,820
Land Division	17	\$ 59,140	Sewer Plan Check	4	\$ 2,958
Environmental Review	9	\$ 3,600	Sewer Inspection	3	\$ 7,319
Shoreline Permits	0	\$ 0	Street Plan Check	10	\$ 5,623
Site Plan Review	35	\$ 4,150	Street Inspection	6	\$ 1,460
Variances and Appeals	1	\$ 600	Bond Processing	4	\$ 400
Wireless Facility Permits	0	\$ 0	Excavation Permit	44	\$ 4,482
Miscellaneous Planning & Zoning	122	\$ 5,796	Stormwater Plan Check	6	\$ 1,200
B. BUILDING AND FIRE SAFETY			Stormwater Inspection	5	\$ 3,483
Bldg/Mech Plan Checks	190	\$ 41,457	Telecom Franchise	0	\$ 0
Building Permits	91	\$ 110,537	D. TOTAL DEPARTMENT FEES		
Mechanical Permits	55	\$ 8,278	PLANNING AND ZONING	184	\$ 73,286
Plumbing Permits	56	\$ 6,211	BUILDING & FIRE SAFETY	439	\$ 206,063
Fill and Grading Permits	4	\$ 1,290	ENGINEERING SERVICES	90	\$ 29,719
Underground Storage Tanks	4	\$ 834		713	\$ 309,068
Footings and Foundations	0	\$ 0			
Fire Alarm/Fire Sprinkler	24	\$ 11,116			
Investigation/Reinspection Fee	10	\$ 25,892			
Certificates of Occupancy	5	\$ 450			
10. OTHER DEPTS.			10. OTHER DEPTS (cont)		
Water Connection	101	\$ 294,560	Impact Fee, Roads	25	\$ 105,351
Water Meter Drop	95	\$ 28,825	Impact Fee, Parks	24	\$ 16,327
Water Install	7	\$ 4,585	Impact Fee, Fire	31	\$ 10,805
Sewer Connection	89	\$ 172,474	Traffic Mitigation	1	\$ 43,370
Sewer Tap	1	\$ 100	Street Vacation	0	\$ 0
Sewer Permit	0	\$ 0	11. OTHER AGENCIES		
Sewermain Fee-In-Lieu-Of (FILO)	0	\$ 0	State Bldg Code Fee	91	\$ 424
Frontage Improvement FILO	1	\$ 5,000	Sewer CDC (LOTT)	89	\$ 311,816
Neighborhood Parks FILO	0	\$ 0	School Impact, Olympia	0	\$ 0
Regional Storm Drain	0	\$ 0	School SEPA, Tumwater	12	\$ 40,813

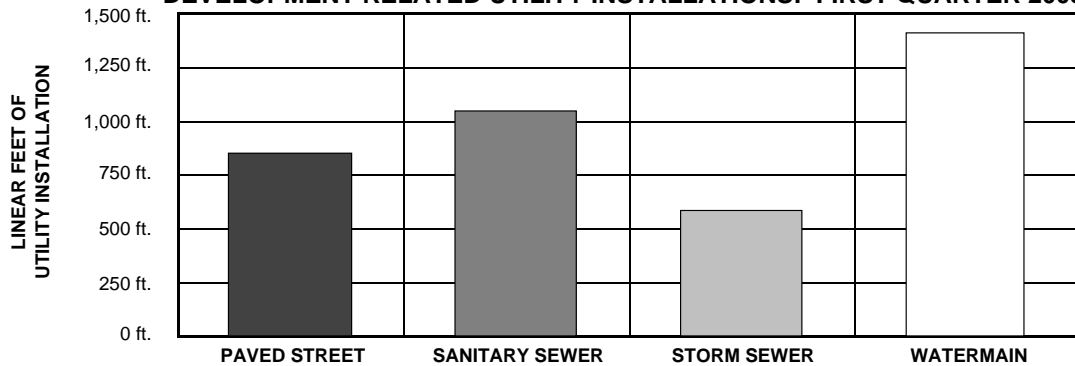
DEVELOPMENT FEES: FISCAL YEAR-TO-DATE COMPARISONS

	NO. OF BLDG PERMITS	BLDG PERMIT VALUATION	BLDG PERMIT FEES COLLECTED	DEPT FEES COLLECTED
FIRST QUARTER 2004	97	\$ 20,367,702	\$ 121,009	\$ 277,052
FIRST QUARTER 2005	91	\$ 13,097,907	\$ 110,537	\$ 309,068
2004 CUMULATIVE	97	\$ 20,367,702	\$ 121,009	\$ 277,052
2005 CUMULATIVE	91	\$ 13,097,907	\$ 110,537	\$ 309,068
FY 2005 REVENUE SUMMARY:	27.4% OF FY 2004 REVENUE PROJECTIONS HAVE BEEN COLLECTED THROUGH 03/2005			
FY 2005 EXPENDITURE SUMMARY:	14.7% OF FY 2004 EXPENDITURE APPROPRIATION HAS BEEN SPENT THROUGH 03/2005			

**Part III — Field Activity
INSPECTIONS: FY 2004-2005**



DEVELOPMENT RELATED UTILITY INSTALLATIONS: FIRST QUARTER 2005



TYPE OF UTILITY	LEGEND	LENGTH	VALUE
PAVED STREET	■	855 feet	\$ 96,984
SANITARY SEWER	■	1,075 feet	\$ 67,902
STORM SEWER	■	605 feet	\$ 23,207
WATERMAIN	■	1,410 feet	\$ 93,738
TOTAL		3,945 feet	\$ 281,831

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