



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

**Part I — Development Applications
FIRST QUARTER 2009**

ENVIRONMENTAL REVIEW

Projects under environmental review during JANUARY–MARCH 2009 include the following:

- 0 cases - Exempt from SEPA Review
- 1 cases - Determination of Non-Significance (DNS)
- 0 cases - Addendum to DNS
- 2 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 (March)	City of Tumwater Planning & Facilities (Ginther) All City Properties	New regulations regarding outdoor illumination requiring most new lighting fixtures to be fully shielded so as to prevent light trespass, glare, and sky-glow.
2. MDNS (January)	Gregg Bennett Craig McClelland 7000 Block Littlerock Rd SW	Request for approval of a Conditional Use Permit to construct a 7,507 sq. ft. veterinary clinic on .69 acres zoned Mixed Use (MU).
3. MDNS (March)	Parsons Plaza II Mike Parsons Tumwater Blvd & New Mkt	Development of a 106,400 sq. ft. commercial office building that includes 9765 sq. ft. of ground floor retail on 3.69 acres zoned Town Center Mixed Use.

HEARING EXAMINER

The Hearing Examiner held FOUR public hearings during JANUARY–MARCH 2009.

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF HEARING
1. TCUA #1-05 SEPA Appeal DSD-09-0001 (February)	Triway Enterprises Dave & Cathi Read Erik & Marcia Kjesbu	Applicant: Approval for 7 of 10 buildings to be over the building height limit. Appellants: Contend that project may have significant adverse environmental impact.
2. TCUA DSD-08-00415 (February)	Mt. View Church of Nazarene Larry Kaufman 940 Israel Road SW	Construct a 13,470 sq. ft. addition to church, converting a storage building into classroom space, and constructing a new storage building to replace the one converted.
3. TCUA DSD-08-00678 (February)	Tumwater Veterinary Clinic Gregg Bennett 7020 Littlerock Road SW	Construct a 7,507 sq. ft. veterinary clinic on 0.69 acre zoned Mixed Use (MU).
4. SDP DSD-08-00559 F&WRUE DSD-08-00560 WRUE DSD-08-00561 (February)	City of Tumwater Parks & Rec Chuck Denney 5801 Henderson Blvd SE	Shoreline Development Permit, Fish & Wildlife Reasonable Use Exception and Wetland Reasonable Use Exception to construct 250-stall parking lot, 300-foot-radius baseball field, 17,000 sq. ft. storm pond, pedestrian trails, access road, concrete slab for future picnic shelter and 116,700 sq. ft. wetland mitigation.

DEVELOPMENT REVIEW PROJECTS

7 projects were reviewed by the DEVELOPMENT REVIEW COMMITTEE during JANUARY–MARCH 2009.

- FIVE feasibility, NO preliminary, and TWO 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)	Windstar Development Bart Collins/Curtis Wambach 2835 Trosper Road SW	Subdivide .62 acres into two lots, with a new 47' x 47' residential building proposed for the southern lot. Proposal includes access road and water/sewer service.
2. Feasibility Review (February)	Kenosha Business Park Dan Balmelli/Gus Erikson 2311 93rd Avenue SW	Construction of 27,900 sq. ft. office, 13,500 sq. ft. retail and 3 office/warehouse totaling approximately 902,300 sq. ft. on 48 acres with associated site improvements.
3. Feasibility Review (February)	Capitol Heights Apartments Roy Granger 1221 Mottman Road SW	Requirements to repair / replace carports.
4. Feasibility Review (March)	Faith Harvest Helpers Richard Norton 54th Ave. & Lambskin St.	Clear approximately 50% of brush and trees on 1.01 acres for storage of vehicles and equipment.
5. Feasibility Review (March)	Self Serve Aviation Fuel Station - Glacier Aviation 7637 Old Hwy 99 SW	Install 24-hour, self-serve, aviation fueling station (above ground self-contained system); 5000 gallon tank Jet A; 5000 gallon 100LL.
6. Formal Review (January)	Parsons Plaza II Mike Parsons / Port 7380 Linderson Way SW	Construction of 116,195 sq. ft. office/retail building on 3.21 acres, with associated stormwater facilities, utility and site improvements.
7. Formal Review (January)	Summit @ Tumwater Hills Apex Eng. / Tumwater 47 Crosby Blvd. / Barnes Blvd.	Construction of 47 units of senior housing on 6.15 acres.



CITY OF TUMWATER
DEVELOPMENT SERVICES DEPARTMENT

Part II — Fiscal Activity

**QUARTERLY DEVELOPMENT ACTIVITY REPORT
FIRST QUARTER 2009**

PERMITS, NEW CONSTRUCTION

	FIRST QUARTER			FISCAL YEAR-TO-DATE		
	NO.	VALUATIONS	FEES	NO.	VALUATIONS	FEES
1. ONE AND TWO-FAMILY DWELLINGS						
Single Family, Detached	8	\$ 1,235,413	\$ 12,329	8	\$ 1,235,413	\$ 12,329
Single Family, Attached	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Single Family, Manufactured	0	N/A	\$ 0	0	N/A	\$ 0
Single Family, Mobile Home	0	N/A	\$ 0	0	N/A	\$ 0
Two-Family Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
	# UNITS: 0					
SUBTOTAL:	8	\$ 1,235,413	\$ 12,329	8	\$ 1,235,413	\$ 12,329
2. RESIDENTIAL ACCESSORY STRUCTURES						
Detached Garage/Carport	3	\$ 49,219	\$ 935	3	\$ 49,219	\$ 935
Residential Accessory Building	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Residential Swimming Pool/Spa	0	\$ 0	\$ 0	0	\$ 0	\$ 0
SUBTOTAL:	3	\$ 49,219	\$ 935	3	\$ 49,219	\$ 935
3. MULTIFAMILY DWELLINGS						
Three- and Four-Family Apt.	0	\$ 0	\$ 0	0	\$ 0	\$ 0
	# UNITS: 0					
Five- or More-Family Apt.	0	\$ 0	\$ 0	0	\$ 0	\$ 0
	# UNITS: 0					
SUBTOTAL:	0	\$ 0	\$ 0	0	\$ 0	\$ 0
4. RESIDENTIAL NONHOUSEKEEPING						
Hotels, Motels, Tourist Cabins	0	\$ 0	\$ 0	0	\$ 0	\$ 0
	# UNITS: 0					
Mobile Home Park	0	\$ 0	\$ 0	0	\$ 0	\$ 0
	# SPACES: 0					
SUBTOTAL:	0	\$ 0	\$ 0	0	\$ 0	\$ 0
5. NONRESIDENTIAL						
Amusement/Recreational	1	\$ 4,134	\$ 111	1	\$ 4,134	\$ 111
Churches/Religious Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Industrial/Manufacturing Bldgs.	1	\$ 242,693	\$ 1,795	1	\$ 242,693	\$ 1,795
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.	0	\$ 0	\$ 0	0	\$ 0	\$ 0
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	2	\$ 173,500	\$ 1,806	2	\$ 173,500	\$ 1,806
Other NonResidential Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Structures Other Than Buildings	2	\$ 188,000	\$ 1,679	2	\$ 188,000	\$ 1,679
SUBTOTAL:	6	\$ 608,327	\$ 5,390	6	\$ 608,327	\$ 5,390
6. ADVERTISING SIGNS						
On Premise Building Sign	5	\$ 23,316	\$ 549	5	\$ 23,316	\$ 549
On Premise Freestanding Sign	2	\$ 5,400	\$ 135	2	\$ 5,400	\$ 135
Off Premise Building Sign	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Off Premise Freestanding Sign	0	\$ 0	\$ 0	0	\$ 0	\$ 0
SUBTOTAL:	7	\$ 28,716	\$ 684	7	\$ 28,716	\$ 684
TOTAL: NEW CONSTRUCTION	24	\$ 1,921,674	\$ 19,338	24	\$ 1,921,674	\$ 19,338

PERMITS: EXISTING CONSTRUCTION

FIRST QUARTER

FISCAL YEAR-TO-DATE

	NO.	VALUATIONS	FEES	NO.	VALUATIONS	FEES
7. ADDN., REMODELS, REPAIRS, & DEMOS						
Residential Additions	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Residential Repairs or Remodels	31	\$ 401,457	\$ 7,143	31	\$ 401,457	\$ 7,143
Residential Demolition (1 & 2 units) # UNITS: 0	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Multifamily Demolition (3+ units) # UNITS: 0	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Commercial/Industrial Additions	3	\$ 342,832	\$ 3,142	3	\$ 342,832	\$ 3,142
Commercial/Industrial Repairs or Remodels	10	\$ 509,005	\$ 5,165	10	\$ 509,005	\$ 5,165
Commercial/Industrial Demolition	0	\$ 0	\$ 0	0	\$ 0	\$ 0
SUBTOTAL:	44	\$ 1,253,294	\$ 15,450	44	\$ 1,253,294	\$ 15,450
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	44	\$ 1,253,294	\$ 15,450	44	\$ 1,253,294	\$ 15,450
GRAND TOTAL: NEW & EXISTING CONSTRUCTION	68	\$ 3,174,968	\$ 34,788	68	\$ 3,174,968	\$ 34,788

FEES COLLECTED

	NO.	FEES		NO.	FEES
9. DEVELOPMENT SERVICES			C. ENGINEERING SERVICES		
A. PLANNING AND ZONING			D. TOTAL DEPARTMENT FEES		
Zoning and Land Use	0	\$ 0	Water Plan Check	9	\$ 4,544
Land Division	0	\$ 0	Water Inspection	1	\$ 2,448
Environmental Review	1	\$ 200	Sewer Plan Check	8	\$ 4,000
Shoreline Permits	0	\$ 0	Sewer Inspection	2	\$ 3,279
Site Plan Review	5	\$ 475	Street Plan Check	8	\$ 4,763
Variances and Appeals	1	\$ 175	Street Inspection	1	\$ 2,211
Wireless Facility Permits	1	\$ 300	Bond Processing	1	\$ 100
Miscellaneous Planning & Zoning	17	\$ 927	Excavation Permit	26	\$ 3,095
B. BUILDING AND FIRE SAFETY			Stormwater Plan Check	12	\$ 8,410
Bldg/Mech Plan Checks	125	\$ 24,499	Stormwater Inspection	1	\$ 11,243
Building Permits	68	\$ 34,788	Telecom Franchise	0	\$ 0
Mechanical Permits	53	\$ 4,093	Third-Party Review	2	\$ 2,384
Plumbing Permits	23	\$ 1,960	PLANNING AND ZONING	25	\$ 2,077
Fill and Grading Permits	5	\$ 971	BUILDING & FIRE SAFETY	294	\$ 70,547
Underground Storage Tanks	1	\$ 40	ENGINEERING SERVICES	69	\$ 46,477
Footings and Foundations	3	\$ 2,407		388	\$ 119,101
Fire Alarm/Fire Sprinkler	7	\$ 894			
Investigation/Reinspection Fee	5	\$ 520			
Certificates of Occupancy	4	\$ 375			
10. OTHER DEPTS.			10. OTHER DEPTS (cont)		
Water Connection	10	\$ 38,350	Impact Fee, Roads	12	\$ 98,889
Water Meter Drop	10	\$ 3,105	Impact Fee, Parks	8	\$ 26,088
Water Install	1	\$ 660	Impact Fee, Fire	12	\$ 2,331
Sewer Connection	8	\$ 16,160	Traffic Mitigation	0	\$ 0
Sewer Tap	2	\$ 200	Street Vacation	0	\$ 0
Sewer Permit	0	\$ 0	11. OTHER AGENCIES		
Sewermain Fee-In-Lieu-Of (FILO)	0	\$ 0	State Bldg Code Fee	70	\$ 315
Frontage Improvement FILO	0	\$ 0	Sewer CDC (LOTT)	8	\$ 31,015
Neighborhood Parks FILO	0	\$ 0	School Impact, Olympia	0	\$ 0
Regional Storm Drain	0	\$ 0	School SEPA, Tumwater	8	\$ 31,038

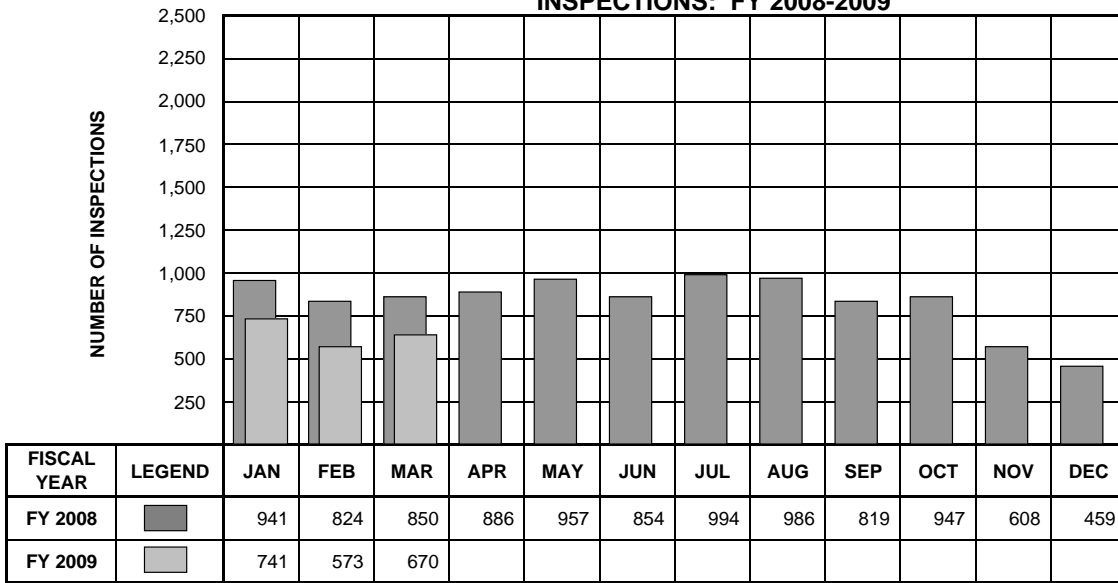
DEVELOPMENT FEES: FISCAL YEAR-TO-DATE COMPARISONS

	NO. OF BLDG PERMITS	BLDG PERMIT VALUATION	BLDG PERMIT FEES COLLECTED	DEPT FEES COLLECTED
FIRST QUARTER 2008	103	\$ 10,565,540	\$ 64,006	\$ 291,901
FIRST QUARTER 2009	68	\$ 3,174,968	\$ 34,788	\$ 119,101
2008 CUMULATIVE	103	\$ 10,565,540	\$ 64,006	\$ 291,901
2009 CUMULATIVE	68	\$ 3,174,968	\$ 34,788	\$ 119,101

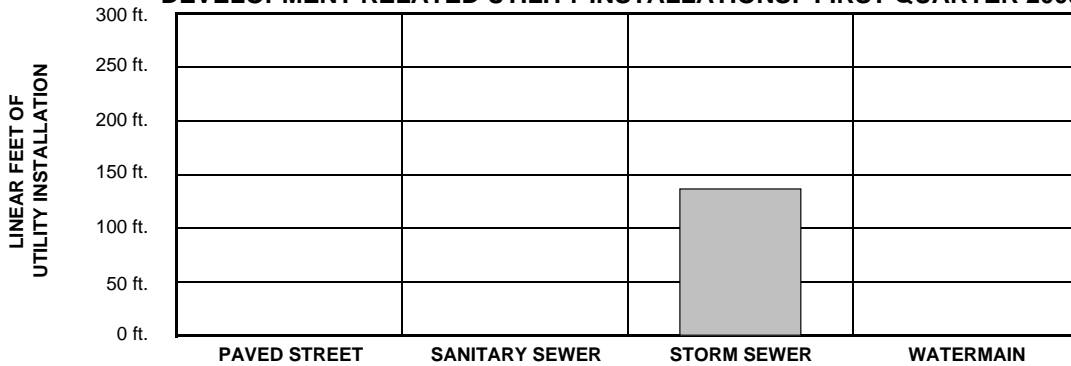
FY 2009 REVENUE SUMMARY: 15.8% OF FY 2009 REVENUE PROJECTIONS HAVE BEEN COLLECTED THROUGH 03/2009

FY 2009 EXPENDITURE SUMMARY: 21.5% OF FY 2009 EXPENDITURE APPROPRIATION HAS BEEN SPENT THROUGH 03/2009

Part III — Field Activity
INSPECTIONS: FY 2008-2009

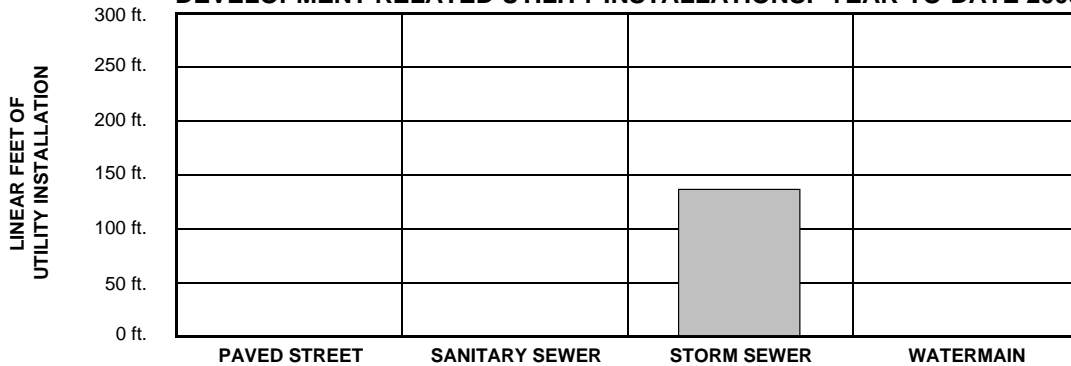


DEVELOPMENT RELATED UTILITY INSTALLATIONS: FIRST QUARTER 2009



TYPE OF UTILITY	LEGEND	LENGTH	VALUE
PAVED STREET	Black	0 feet	\$ 0
SANITARY SEWER	Dark Gray	139 feet	\$ 17,525
STORM SEWER	Light Gray	0 feet	\$ 0
WATERMAIN	White	0 feet	\$ 0
TOTAL		139 feet	\$ 17,525

DEVELOPMENT RELATED UTILITY INSTALLATIONS: YEAR-TO-DATE 2009



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