



**CITY OF TUMWATER
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT ACTIVITY
QUARTERLY REPORT**

Part I — Development Applications

SECOND QUARTER 2005

ENVIRONMENTAL REVIEW

Projects under environmental review during APRIL-JUNE 2005 include the following:

- 0 cases - Exempt from SEPA Review
- 7 cases - Determination of Non-Significance (DNS)
- 0 cases - Addendum to DNS
- 1 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 (April)	Tumwater School District Bob Kuehl 2020 80th Avenue SW	DRC 05-0014: Requesting approval to construct a 4,200 sq. ft. storage warehouse at the existing Support Services Facility.
2. DNS (April)	City of Tumwater Planning & Facilities City-wide	Master Telecommunications Plan which will identify all existing public and/or private facilities and conduit.
3. DNS (April)	City of Tumwater Planning & Facilities City-wide	Ordinance adoption relating to the regulation of manufactured homes in order to bring sections of the Tumwater Municipal Code into compliance with the RCW.
4. DNS (April)	Tumwater Public Works Littlerock Road from Trosper Road to the south city limits	Proposal for significant upgrades to Littlerock Road, from Trosper Road to 73rd. Roundabouts at Odegard Rd., Israel Rd., Kingswood Dr., Tumwater Blvd.
5. DNS (June)	Mt. View Church of Nazarene 940 Israel Road SW	TCUA #4-04, TVA #6-04, TVA #2-05, DRC #03-0018. Construction of an 80,000 sq. ft. addition. Variance approval for building height and signage.
6. DNS (June)	Puget Sound Energy Barry Lombard 100 Custer Way	SMA #2-05. Installation of a new 12.5 kV 2-Bay feeder bank within the fenced area of the Olympia Brewery Substation.
7. DNS (June)	John & Virginia Balcom 1904 Sapp Road SW	TLP #2-05 (Grotto Gardens). Approval to divide 4.05 acres zoned Residential Sensitive Resource (RSR) into 12 single-family home sites.
8. MDNS (June)	Tri Way Enterprises Lambskin St. & Joppa St.	TLP #6-04 and PUD #3-05 (South Hill Plat). Approval to divide 39.9 acres zoned Single-Family Medium Density Residential into 100 single-family home sites.

HEARING EXAMINER

The Hearing Examiner held FIVE public hearings during APRIL-JUNE 2005.

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF HEARING
1. TLP #7-04 PUD #2-05 (April)	Centerfield Construction 905 8th Avenue SW	Approval to divide 5 acres zoned Single-Family Medium Density Residential into 30 single-family home sites.
2. SMA #1-04 (April)	All American Bottled Water 100 Custer Way	Re-route a new 8-inch sanitary sewer line inside an unused 16-inch diameter underground sanitary sewer line that terminates at an existing City siphon station.

HEARING EXAMINER (continued)

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF HEARING
3. Variance TVA #1-05 (April)	Olympia Orthopedic Surgery 1625 Mottman Road SW	Variance to zoning code that would allow for a covered walkway and an enclosed post-surgery waiting area to encroach approximately 4-feet into a 20-foot setback area.
4. Variance TVA #3-05 (June)	Reich Construction, Inc. 2053 Blackstone Ct. SW	Requesting a variance in order to construct a home that will encroach approximately 3-feet into a 20-foot front yard setback area.
5. Variance TVA #4-05 (June)	Reich Construction, Inc. 2050 Blackstone Ct. SW	Requesting a variance in order to construct a home that will encroach approximately 4-feet into a 20-foot front yard setback area.

DEVELOPMENT REVIEW PROJECTS

38 projects were reviewed by the DEVELOPMENT REVIEW COMMITTEE during APRIL–JUNE 2005.

- TWENTY-THREE feasibility, ELEVEN preliminary, and FOUR formal reviews were performed.
- Feasibility, preliminary and formal review applications consisted of:

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF PROJECT
1. Feasibility Review (April)	Louise Street Short Plat Julie Brannberg 5523 Louise Street SW	Development requirements for subdividing parcel into 3 lots.
2. Feasibility Review (April)	Israel Road Mixed Use Tri Way Enterprises Israel Road & I-5	Mixed use of commercial / retail development on approximately 26 acres.
3. Feasibility Review (April)	Tumwater Hill Home Sites Brian Amendala 423 3rd Avenue SW	Re-plat 3 parcels in order to develop 6 other lots with single family homes.
4. Feasibility Review (April)	Prime Development Hangars Prime Development Group 4800 Block of Old Hwy. 99	Development of approximately 12 airport hangars.
5. Feasibility Review (April)	Ruegsegger Development Wayne 'Scotty' Ruegsegger 1006 N 7th Avenue SW	Requesting information on what can be constructed on a single parcel and/or if parcel can be divided.
6. Feasibility Review (May)	Roberts Road Lot Division James Holbrooks 300 Roberts Rd.	Division of one parcel into two.
7. Feasibility Review (May)	Valley Athletic Club Addition Joseph Donnette 4833 Tumwater Valley Dr. SE	Addition of a 5,000 sq. ft. storage area and a Mezzanine to Building A and a 7,400 sq. ft. addition to Building B-1.
8. Feasibility Review (May)	Serendipity Expansion Dan & Lynnette McCarty 4841 Tumwater Valley Dr. SE	Construction adjacent to existing building to consist of 5,500 - 9,000 sq. ft. with an additional 2,500 sq. ft. second story area.
9. Feasibility Review (May)	Suncrest at Somerset Hill Reich Construction, Inc. Linwood / Lake Pk. Dr. area	Development of 33 acres into single family, duplexes and attached housing.
10. Feasibility Review (May)	6th Ave. & G St. P.U.D. Trans Northwest Construction Tumwater Hill	Divide .17 acres into 2 parcels and build two adjoining town homes (duplex style).
11. Feasibility Review (May)	Chiechi Odegard Short Plat Veto & Delores Chiechi 1710 Odegard Rd. SW	Two lot short plat. Convert existing residence to a duplex and construct a duplex on second lot.
12. Feasibility Review (May)	Littlerock Cottages Buddy Davis 6821 Littlerock Rd. SW	Two lot short plat. Construction of a 1,200 sq. ft. home with a 500 sq. ft. accessory dwelling on each lot.

DEVELOPMENT REVIEW PROJECTS (continued)

TYPE OF REVIEW		
13. Feasibility Review (May)	Schock Linwood Long Plat Lee Ingram / Lorenz Schock 1254 Linwood Ave. SW	Subdivide 1.54 acres into 6 lots.
14. Feasibility Review (May)	Espresso Stand & Storage Nicole Holt 6400 Capitol Blvd. SE	Construction of a 10 x 10 espresso stand and a 10 x 10 storage shed.
15. Feasibility Review (June)	Ward NW Hangars Dave Ward 7643 Old Highway 99 SE	Construction of 3 steel buildings for aircraft storage. 15,300 sf, 10,550 sf, and 5,750 sf
16. Feasibility Review (June)	Ruby Street Development Thomas & Krista Lowe 230 Ruby St. SE	Requesting information on development of the parcel.
17. Feasibility Review (June)	Trosper 40 Tri Way Enterprises Trosper Rd.	Development of 40 acres into single family lots.
18. Feasibility Review (June)	BLA / Warehouse / Office Mottman Business Park 3015 37th Ave. SW	Construction of a 28,000 sq. ft. warehouse with an attached 8,999 sq. ft. 2-story office building.
19. Feasibility Review (June)	Deering Sapp Rd. Development Ron Deering	Development of 11.7 acres into single family residential lots.
20. Feasibility Review (June)	Summers Short Plat Shannon Summers 3740 Antsen Rd. SW	Division of 1 acre into 4 lots and information on future development.
21. Feasibility Review (June)	Payne Duplex Martin Payne Behind 4512 Cleveland Ave.	Develop a 2,600 sq. ft. 2-story duplex with single car garages.
22. Feasibility Review (June)	Tilley Road Industrial Park Kaufman Brothers Const. Tilley Rd.	Subdivide 34.62 acres into 16 commercial lots.
23. Feasibility Review (June)	Barnett Implement Brian Tornow 7530 Old Highway 99 SE	Construction of a 9,900 sq. ft. retail store, approximately 7,265 sq. ft. of display area, associated parking and landscaping.
24. Preliminary Review (April)	Whisler Inc. Expansion Les Whisler 2875 R.W. Johnson Blvd. SW	25-foot addition (extension) to an existing 50' x 100' warehouse.
25. Preliminary Review (April)	Capitol Boulevard Mixed Use Hatton Godat Pantier 4800 Capitol Blvd. SE	Construction of 3 multi-family condominium buildings and four 50,000 sq. ft. office/retail buildings.
26. Preliminary Review (April)	New Market Skills Expansion Ambia / School District 7299 New Market Street SW	2,955 sq. ft. expansion of building A and remodel of 733 sq. ft. New concrete walk, can wash, and landscaping.
27. Preliminary Review (April)	New Market Skills Lab Tech. Hatton Godat Pantier 7299 New Market Street SW	Construction of a new Lab Tech building, additional parking, expanded emergency vehicle road, additional walkways, expansion of building A.
28. Preliminary Review (May)	Masonic Chapel Rob Allen / Glenn Wells 455 North St.	Construction of an 11,688 sq. ft. chapel with 95 parking stalls.
29. Preliminary Review (May)	Mottman Plaza Phase III Hatton Godat Pantier Mottman Rd. SW	Construction of five 6,000 sq. ft. structures and one 12,000 sq. ft. structure with associated parking.
30. Preliminary Review (May)	New Market Skills - Lab Tech Ambia / Mel Murray 7299 New Market St. SW	Construction of a new building to consist of classrooms, biology lab and lecture room. Additional parking.

DEVELOPMENT REVIEW PROJECTS (continued)

TYPE OF REVIEW		
31. Preliminary Review (June)	Suncrest at Somerset Hill PacWest Engineering Linwood Ave. & Lakepark Dr.	Development of 33 acres into single family, duplexes and attached housing.
32. Preliminary Review (June)	Stringer Multi-Family Hatton Godat Pantier 1537 Trosper Rd. SW	Develop parcel into 9 multi-family buildings (7 duplexes, 2 tri-plexes) with associated paved access and utilities.
33. Preliminary Review (June)	Prime Development Hangars Jeff Powell 7637 Old Highway 99 SE	2 phases of construction to consist of 2 buildings which will accommodate storage of 16 aircraft.
34. Preliminary Review (June)	Ketola Painting Hatton Godat Pantier 2840 Crites St. SW	11,975 sq. ft. 4-unit warehouse with office space, parking and a truck loading area.
35. Formal Review (April)	School District Warehouse Ambia / School District 2020 80th Avenue SW	Prefabricated 4,200 sq. ft. metal warehouse building and site improvements.
36. Formal Review (May)	Amend BSP (Mottman Plaza) Hatton Godat Pantier 2510 R.W. Johnson Blvd.	Revision of lot #2. Removal of coffee kiosk and addition of a 2,360 sq. ft. building.
37. Formal Review (June)	Hansen Commercial Site Skillings-Connolly, Inc. 1009 85th Ave. SE	Development of 1.6 acres into 2 commercial buildings with associated parking.
38. Formal Review (June)	Mottman DOT Storage Shed Maurice Perigo 2120 R.W. Johnson Blvd. SW	Construction of a 30 x 30 wood post framed pole building with metal siding and roofing, concrete slab and gravel access road.



**CITY OF TUMWATER
DEVELOPMENT SERVICES DEPARTMENT**

Part II — Fiscal Activity

**QUARTERLY DEVELOPMENT ACTIVITY REPORT
SECOND QUARTER 2005**

PERMITS, NEW CONSTRUCTION	SECOND QUARTER			FISCAL YEAR-TO-DATE		
	NO.	VALUATIONS	FEES	NO.	VALUATIONS	FEES
1. ONE AND TWO-FAMILY DWELLINGS						
Single Family, Detached	20	\$ 5,212,777	\$ 35,816	38	\$ 9,453,926	\$ 67,429
Single Family, Attached	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Single Family, Manufactured	4	N/A	\$ 800	5	N/A	\$ 975
Single Family, Mobile Home	0	N/A	\$ 0	0	N/A	\$ 0
Two-Family Buildings # UNITS: 6	3	\$ 541,827	\$ 4,342	6	\$ 1,095,223	\$ 8,751
SUBTOTAL:	27	\$ 5,754,604	\$ 40,958	49	\$ 10,549,149	\$ 77,155
2. RESIDENTIAL ACCESSORY STRUCTURES						
Detached Garage/Carport	5	\$ 86,620	\$ 1,421	10	\$ 188,887	\$ 2,958
Residential Accessory Building	1	\$ 3,709	\$ 97	2	\$ 13,892	\$ 293
Residential Swimming Pool/Spa	0	\$ 0	\$ 0	0	\$ 0	\$ 0
SUBTOTAL:	6	\$ 90,329	\$ 1,518	12	\$ 202,779	\$ 3,250
3. MULTIFAMILY DWELLINGS						
Three- and Four-Family Apt. # UNITS: 0	0	\$ 0	\$ 0	2	\$ 580,197	\$ 4,127
Five- or More-Family Apt. # UNITS: 0	0	\$ 0	\$ 0	0	\$ 0	\$ 0
SUBTOTAL:	0	\$ 0	\$ 0	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.	3	\$ 2,090,841	\$ 12,096	8	\$ 8,757,401	\$ 66,956
Public Office/Assembly Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Public Works/Utilities Buildings	1	\$ 45,000	\$ 593	1	\$ 45,000	\$ 593
Public Schools/Educational Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Private Schools/Educational Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Retail/Commercial Buildings	2	\$ 623,500	\$ 4,086	5	\$ 758,500	\$ 4,743
Other NonResidential Buildings	4	\$ 745,485	\$ 4,898	4	\$ 745,485	\$ 4,898
Structures Other Than Buildings	1	\$ 50,000	\$ 644	3	\$ 274,000	\$ 2,541
SUBTOTAL:	11	\$ 3,554,827	\$ 22,317	21	\$ 10,580,387	\$ 79,730
6. ADVERTISING SIGNS						
On Premise Building Sign	8	\$ 18,638	\$ 568	18	\$ 48,348	\$ 1,176
On Premise Freestanding Sign	6	\$ 34,323	\$ 714	14	\$ 68,673	\$ 1,499
Off Premise Building Sign	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Off Premise Freestanding Sign	0	\$ 0	\$ 0	0	\$ 0	\$ 0
SUBTOTAL:	14	\$ 52,960	\$ 1,282	32	\$ 117,020	\$ 2,675
TOTAL: NEW CONSTRUCTION	58	\$ 9,452,720	\$ 66,075	116	\$ 22,029,532	\$ 166,938

PERMITS: EXISTING CONSTRUCTION

SECOND QUARTER

FISCAL YEAR-TO-DATE

7. ADDN., REMODELS, REPAIRS, & DEMOS				8. CONVERSIONS		
	NO.	VALUATIONS	FEES	NO.	VALUATIONS	FEES
Residential Additions	3	\$ 157,066	\$ 1,896	0	\$ 0	\$ 0
Residential Repairs or Remodels	17	\$ 147,136	\$ 2,761	0	\$ 0	\$ 0
Residential Demolition (1 & 2 units) # UNITS: 0	3	\$ 1,250	\$ 71	0	\$ 0	\$ 0
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	17	\$ 1,400,237	\$ 9,357	0	\$ 0	\$ 0
Commercial/Industrial Demolition	1	\$ 4,000	\$ 97	0	\$ 0	\$ 0
SUBTOTAL:	41	\$ 1,709,689	\$ 14,181	0	\$ 0	\$ 0
TOTAL: EXISTING CONSTRUCTION				41	\$ 1,709,689	\$ 14,181
GRAND TOTAL: NEW & EXISTING CONSTRUCTION				99	\$ 11,162,409	\$ 80,256

FEES COLLECTED

9. DEVELOPMENT SERVICES			10. OTHER DEPTS.		
	NO.	FEES		NO.	FEES
A. PLANNING AND ZONING			10. OTHER DEPTS. (cont)		
Zoning and Land Use	1	\$ 900	Impact Fee, Roads	32	\$ 154,449
Land Division	10	\$ 9,645	Impact Fee, Parks	27	\$ 16,916
Environmental Review	16	\$ 6,000	Impact Fee, Fire	50	\$ 16,735
Shoreline Permits	1	\$ 1,000	Traffic Mitigation	2	\$ 86,204
Site Plan Review	39	\$ 5,950	Street Vacation	0	\$ 0
Variances and Appeals	3	\$ 1,800	11. OTHER AGENCIES		
Wireless Facility Permits	0	\$ 0	State Bldg Code Fee	96	\$ 438
Miscellaneous Planning & Zoning	87	\$ 5,329	Sewer CDC (LOTT)	55	\$ 205,705
B. BUILDING AND FIRE SAFETY			School Impact, Olympia	6	\$ 26,016
Bldg/Mech Plan Checks	189	\$ 73,729	School SEPA, Tumwater	14	\$ 60,894
Building Permits	99	\$ 80,256	D. TOTAL DEPARTMENT FEES		
Mechanical Permits	43	\$ 4,506	PLANNING AND ZONING	157	\$ 30,624
Plumbing Permits	53	\$ 5,007	BUILDING & FIRE SAFETY	432	\$ 169,880
Fill and Grading Permits	3	\$ 743	ENGINEERING SERVICES	122	\$ 82,652
Underground Storage Tanks	2	\$ 85	711	\$ 283,156	
Footings and Foundations	0	\$ 0	10. OTHER DEPTS (cont)		
Fire Alarm/Fire Sprinkler	14	\$ 2,546	Impact Fee, Roads	32	\$ 154,449
Investigation/Reinspection Fee	15	\$ 2,108	Impact Fee, Parks	27	\$ 16,916
Certificates of Occupancy	14	\$ 900	Impact Fee, Fire	50	\$ 16,735
10. OTHER DEPTS.			Traffic Mitigation	2	\$ 86,204
Water Connection	61	\$ 291,728	Street Vacation	0	\$ 0
Water Meter Drop	55	\$ 27,340	11. OTHER AGENCIES		
Water Install	9	\$ 7,890	State Bldg Code Fee	96	\$ 438
Sewer Connection	55	\$ 119,248	Sewer CDC (LOTT)	55	\$ 205,705
Sewer Tap	6	\$ 1,400	School Impact, Olympia	6	\$ 26,016
Sewer Permit	0	\$ 0	School SEPA, Tumwater	14	\$ 60,894
Sewermain Fee-In-Lieu-Of (FILO)	0	\$ 0	D. TOTAL DEPARTMENT FEES		
Frontage Improvement FILO	0	\$ 0	PLANNING AND ZONING	157	\$ 30,624
Neighborhood Parks FILO	0	\$ 0	BUILDING & FIRE SAFETY	432	\$ 169,880
Regional Storm Drain	0	\$ 0	ENGINEERING SERVICES	122	\$ 82,652
10. OTHER DEPTS.			711	\$ 283,156	

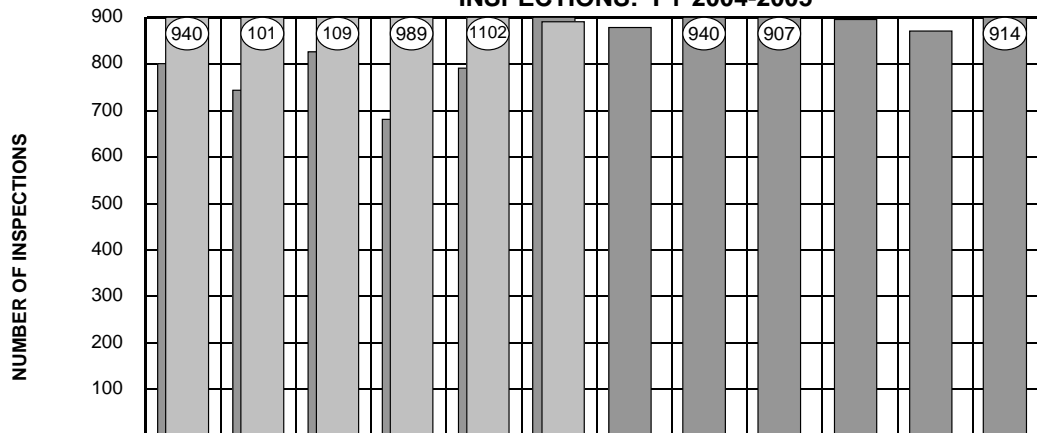
DEVELOPMENT FEES: FISCAL YEAR-TO-DATE COMPARISONS

	NO. OF BLDG PERMITS	BLDG PERMIT VALUATION	BLDG PERMIT FEES COLLECTED	DEPT FEES COLLECTED
SECOND QUARTER 2004	146	\$ 33,665,729	\$ 169,104	\$ 363,689
SECOND QUARTER 2005	99	\$ 11,162,409	\$ 80,256	\$ 283,156
2004 CUMULATIVE	243	\$ 54,033,430	\$ 290,113	\$ 640,740
2005 CUMULATIVE	190	\$ 24,260,316	\$ 190,793	\$ 592,225

FY 2005 REVENUE SUMMARY: 87.7% OF FY 2005 REVENUE PROJECTIONS HAVE BEEN COLLECTED THROUGH 06/2005

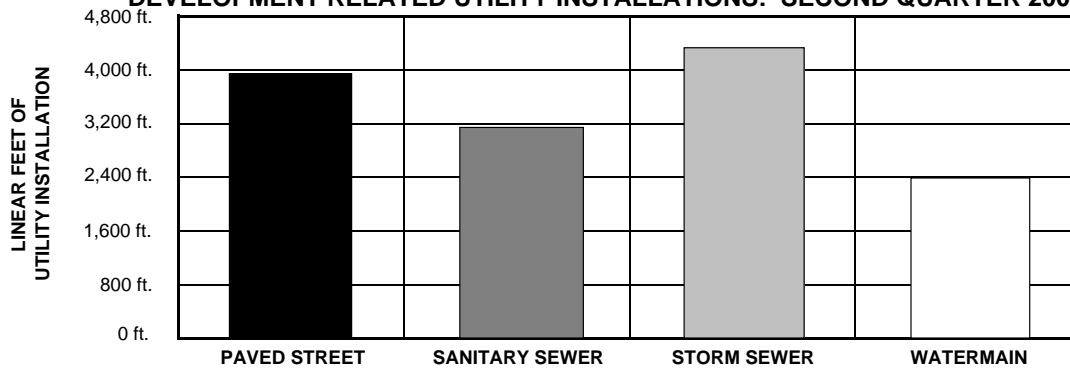
FY 2005 EXPENDITURE SUMMARY: 44.9% OF FY 2005 EXPENDITURE APPROPRIATION HAS BEEN SPENT THROUGH 06/2005

Part III — Field Activity
INSPECTIONS: FY 2004-2005



FISCAL YEAR	LEGEND	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
FY 2004	■	800	744	825	682	796	922	874	940	907	895	871	914
FY 2005	■	940	1015	1095	989	1102	893						

DEVELOPMENT RELATED UTILITY INSTALLATIONS: SECOND QUARTER 2005



TYPE OF UTILITY	LEGEND	LENGTH	VALUE
PAVED STREET	■	3,942 feet	\$ 544,260
SANITARY SEWER	■	3,160 feet	\$ 414,670
STORM SEWER	■	4,348 feet	\$ 169,510
WATERMAIN	■	2,394 feet	\$ 190,820
TOTAL		13,844 feet	\$ 1,319,260

DEVELOPMENT RELATED UTILITY INSTALLATIONS: YEAR-TO-DATE 2005



TYPE OF UTILITY	LEGEND	LENGTH	VALUE
PAVED STREET	■	4,797 feet	\$ 641,244
SANITARY SEWER	■	4,235 feet	\$ 482,572
STORM SEWER	■	4,953 feet	\$ 192,717
WATERMAIN	■	3,804 feet	\$ 284,558
TOTAL		17,789 feet	\$ 1,601,091