



**CITY OF TUMWATER
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT ACTIVITY
QUARTERLY REPORT**

Part I — Development Applications

SECOND QUARTER 2007

ENVIRONMENTAL REVIEW

Projects under environmental review during APRIL-JUNE 2007 include the following:

- 0 cases - Exempt from SEPA Review
- 7 cases - Determination of Non-Significance (DNS)
- 0 cases - Addendum to DNS
- 3 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)	City of Tumwater Planning & Facilities All Properties in Tumwater	Ordinance No. 02006-037 amends portions of Tumwater Municipal Code Title 18, limiting the size and location of warehouse distribution centers.
2. DNS (April)	City of Tumwater Planning & Facilities All Properties in Tumwater	Ordinance No. 02006-034 is a non-project action that amends Title 18 (Zoning) of the Tumwater Municipal Code. Proposes text-amendments to Ch 18.23 and 18.44
3. DNS (April)	City of Tumwater Planning & Facilities All Properties in Tumwater	Ordinance No. 02007-004 is a non-project action that proposes amendments related to fish-hatcheries and the floodplain.
4. DNS (May)	Robert Clark 1009 85th Avenue SE #107	Installation of a paint booth in an existing auto repair shop.
5. DNS (June)	Mottman Business Park, LLC Fred Smith 3010 37th Avenue SW	15,000 square-foot warehouse and retail sales building with associated parking, yard storage and site development.
6. DNS (June)	Leonard Trabka 5128 Joppa Street SW	Four buildings totaling 25,600 square feet for mini-storage.
7. DNS (June)	Ewing Irrigation Doug York 5880 Linderson Way SW	Use an existing building for an irrigation equipment wholesale business.
8. MDNS (April)	Center Street Karting LLC Jeff Powell 8000 Block of Center St SW	Construction of a 49.92 sq. ft. building for use as an indoor go-cart facility with associated parking on 2.71 acres within the Port of Olympia New Market Industrial Campus.
9. MDNS (May)	Mike Parsons Israel Road & I-5	Development of a 60,000 square-foot commercial office building on approximately 2.36 acres zoned Town Center Professional Office.
10. MDNS (June)	Prologis South of 76th Avenue & east of Kimmie Road	Develop a 375,771 sq. ft. industrial warehouse distribution center on approximately 32.0 acres within the Port of Olympia's New Market Industrial Campus.

HEARING EXAMINER

The Hearing Examiner held FOUR public hearings during APRIL–JUNE 2007.

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF HEARING
1. TLP#5-06 (May)	Singh Plat Jagroop Singh 2305 Chapparel Dr SW	Preliminary plat approval to subdivide 5.0 acres zoned Residential/Sensitive Resource (RSR) two to four dwelling units per acre into 10 single family home sites.
2. TLP#9-06 (May)	Ready Acres, LLC Chapparel Landing 3424 Chapparel Dr SW	Preliminary plat approval to divide 3.55 acres zoned Residential/Sensitive Resource and Open Space into 6 single family home sites with open space tract.
3. TLP#8-06 PUD #6-06 TVA#1-06	Black Lake Estates 3211 Sapp Road SW	Applicant is seeking approval to subdivide 13.48 acres zoned Single Family Low Density into 59 lots and a variance from the zoning code.
4. TCUA#1-07 (June)	Ewing Irrigation Doug York 5880 Linderson Way SW	Conditional Use Permit to use an existing building for an irrigation equipment wholesale business.

DEVELOPMENT REVIEW PROJECTS

26 projects were reviewed by the DEVELOPMENT REVIEW COMMITTEE during APRIL–JUNE 2007.

- SIXTEEN feasibility, SEVEN preliminary, and THREE formal reviews were performed.
- Feasibility, preliminary and formal review applications consisted of:

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF PROJECT
1. Feasibility Review (April)	Hawthorne BLA Phillip David Leach Jr. 3504 Hawthorne St SE	BLA for future development.
2. Feasibility Review (April)	Foote Short Subdivision G. Gary Foote 3523 Quince St SE	Divide parcel.
3. Feasibility Review (May)	Bonniewood Self Storage Shamrock Storage, LLC Bonniewood Drive SE	Develop 1.7 acres into 30,000 square feet of storage and a small office.
4. Feasibility Review (May)	Mottman Storage Units Mottman Business Park, LLC 2112 37th & 3130 Cougar Ln	Construction of five storage buildings.
5. Feasibility Review (May)	Butler Cove Town Homes Butler Cove, LLC 70th Avenue & Israel Road	Construction of town homes.
6. Feasibility Review (May)	Hoadly Loop Subdivision Cameron Anderson 3702 Hoadly Loop SE	Subdivide the back 2 acres of the current parcel.
7. Feasibility Review (May)	Panattoni Nicholas Panattoni Development Co. 2901 93rd Avenue SW	Construction of a 291,020 sq. ft. concrete tilt-up warehouse/office facility. This project is currently in the county.
8. Feasibility Review (May)	Domino's Pizza Relocation Eldon Walter 515 Custer Way SE	Relocation of Domino's Pizza.
9. Feasibility Review (May)	Thurston County Fleet Fueling Thurston Cty. Central	Construction of a fueling station for Thurston County's vehicle fleet.
10. Feasibility Review (May)	Ridgeview Off. Lot Expansion Ridgeview Office Park, LLC 1760-1840 Barnes Blvd. SW	Addition of 16 parking stalls to existing office parking lot.

DEVELOPMENT REVIEW PROJECTS (continued)

TYPE OF REVIEW		
11. Feasibility Review (May)	Laser Fun Zone Joseph Connor 2601 Mottman Ct SW	9,151 square-foot family fun center, laser tag arena, arcade and 2 party rooms.
12. Feasibility Review (June)	Bishop Road 6-Plex Bob Houde 1527 Bishop Road SW	Create 6 parcels and turn the current 6-plex into 6 separate town homes.
13. Feasibility Review (June)	Leeper Single Family Dan Leeper 1118 Irving Street SW	Construction of a new single family and information on an easement.
14. Feasibility Review (June)	Shalimar Additional Motel Unit Mahesh Mungra 111 T Street SW	Remodel garage in to an additional motel unit.
15. Feasibility Review (June)	Funeral Alternatives of WA Clair Ferris 3802 Cleveland Avenue SE	Service center for Funeral Alternatives with a preparation room, refrigeration facility and Crematory.
16. Feasibility Review (June)	Bradbury North (Kirshner) JK Enterprises, Jeff Afdem 8911 Old Highway 99 SE	PUD for 22 townhome lots and 2 single family detached lots.
17. Preliminary Review (April)	Haney Truck - Trailer Parking Hatton Godat Pantier 2905 Black Lake Blvd. SW	Proposed fenced trailer parking and storage area.
18. Preliminary Review (May)	D.J.J. Investments Jeff Powell Mid Block 78th Avenue	Four 3,500 square-foot steel buildings.
19. Preliminary Review (May)	South Sound Bank Plaza Robert Hobbs, P.E. 6327 Capitol Bv SW	Remove current structures and construct bank, restaurant and office spaces.
20. Preliminary Review (May)	The Meier Group 6400 Chris Merritt, P.E. 511 X St SW	Construction of a 123,288 sq. ft., 3-story, government office building.
21. Preliminary Review (May)	Washington State L.I. Park Brad Medrud 801 88th Avenue SE	Binding site plan to create 2 lots out of the existing 37.12 acres. 3 existing buildings are on site and are to remain.
22. Preliminary Review (May)	Holmes Short Plat Andy Holmes 6532 Henderson Blvd. SW	4 lot residential short plat.
23. Preliminary Review (June)	Taco Time Howard Kimura 5310 Capitol Blvd. SE	Remove existing building and coffee stand. Construct a 2,232 square-foot Taco Time with drive-thru.
24. Formal Review (April)	United Pipe Fred Smith 3010 37th Avenue SW	Construction of a 15,000 sq. ft. office / warehouse.
25. Formal Review (April)	Bellatorre Steve Hatton 4100 Block of Capitol Blvd.	Condos, offices, retail, grocery, restaurants.
26. Formal Review (May)	Trosper Self Storage 2 Leonard Trabka 5128 Joppa St SW	Construction of 4 mini-storage buildings.



CITY OF TUMWATER
DEVELOPMENT SERVICES DEPARTMENT

Part II — Fiscal Activity

**QUARTERLY DEVELOPMENT ACTIVITY REPORT
SECOND QUARTER 2007**

PERMITS, NEW CONSTRUCTION	SECOND QUARTER			FISCAL YEAR-TO-DATE		
	NO.	VALUATIONS	FEES	NO.	VALUATIONS	FEES
1. ONE AND TWO-FAMILY DWELLINGS						
Single Family, Detached	35	\$ 8,761,429	\$ 65,244	65	\$ 13,480,434	\$ 99,962
Single Family, Attached	0	\$ 0	\$ 0	4	\$ 541,689	\$ 4,781
Single Family, Manufactured	2	N/A	\$ 375	3	N/A	\$ 175
Single Family, Mobile Home	0	N/A	\$ 0	0	N/A	\$ 0
Two-Family Buildings # UNITS: 2	1	\$ 168,321	\$ 1,380	5	\$ 1,025,652	\$ 7,236
SUBTOTAL:	38	\$ 8,929,750	\$ 66,999	77	\$ 15,047,775	\$ 112,154
2. RESIDENTIAL ACCESSORY STRUCTURES						
Detached Garage/Carport	4	\$ 85,936	\$ 1,332	8	\$ 110,833	\$ 1,584
Residential Accessory Building	1	\$ 4,400	\$ 111	1	\$ 0	\$ 0
Residential Swimming Pool/Spa	0	\$ 0	\$ 0	0	\$ 0	\$ 0
SUBTOTAL:	5	\$ 90,336	\$ 1,444	9	\$ 110,833	\$ 1,584
3. MULTIFAMILY DWELLINGS						
Three- and Four-Family Apt. # UNITS: 0	0	\$ 0	\$ 0	2	\$ 692,837	\$ 4,754
Five- or More-Family Apt. # UNITS: 99	10	\$ 9,208,474	\$ 52,097	13	\$ 8,392,751	\$ 47,362
SUBTOTAL:	10	\$ 9,208,474	\$ 52,097	15	\$ 9,085,588	\$ 52,116
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.	1	\$ 75,000	\$ 819	8	\$ 875,870	\$ 7,664
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	0	\$ 0	\$ 0	3	\$ 444,960	\$ 3,562
Other NonResidential Buildings	1	\$ 200,000	\$ 1,554	2	\$ 220,000	\$ 1,875
Structures Other Than Buildings	2	\$ 90,000	\$ 1,187	9	\$ 1,030,017	\$ 8,466
SUBTOTAL:	4	\$ 365,000	\$ 3,559	22	\$ 2,570,848	\$ 21,566
6. ADVERTISING SIGNS						
On Premise Building Sign	2	\$ 7,800	\$ 177	11	\$ 57,243	\$ 1,181
On Premise Freestanding Sign	4	\$ 17,700	\$ 391	7	\$ 38,000	\$ 763
Off Premise Building Sign	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Off Premise Freestanding Sign	0	\$ 0	\$ 0	0	\$ 0	\$ 0
SUBTOTAL:	6	\$ 25,500	\$ 568	18	\$ 95,243	\$ 1,944
TOTAL: NEW CONSTRUCTION	63	\$ 18,619,060	\$ 124,666	141	\$ 26,910,287	\$ 189,363

PERMITS: EXISTING CONSTRUCTION

SECOND QUARTER

FISCAL YEAR-TO-DATE

7. ADDN., REMODELS, REPAIRS, & DEMOS	NO.	VALUATIONS	FEES	NO.	VALUATIONS	FEES
Residential Additions	1	\$ 13,810	\$ 237	4	\$ 54,399	\$ 866
Residential Repairs or Remodels	64	\$ 615,434	\$ 10,971	84	\$ 610,572	\$ 10,415
Residential Demolition (1 & 2 units) # UNITS: 6	8	\$ 33,910	\$ 818	12	\$ 52,460	\$ 1,086
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	15	\$ 900,140	\$ 7,882	22	\$ 1,002,941	\$ 8,816
Commercial/Industrial Demolition	2	\$ 13,000	\$ 265	3	\$ 12,900	\$ 265
SUBTOTAL:	90	\$ 1,576,293	\$ 20,173	125	\$ 1,733,271	\$ 21,448
8. CONVERSIONS	NO.	VALUATIONS	FEES	NO.	VALUATIONS	FEES
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	90	\$ 1,576,293	\$ 20,173	125	\$ 1,733,271	\$ 21,448
GRAND TOTAL: NEW & EXISTING CONSTRUCTION	153	\$ 20,195,354	\$ 144,839	266	\$ 28,643,558	\$ 210,811

FEES COLLECTED

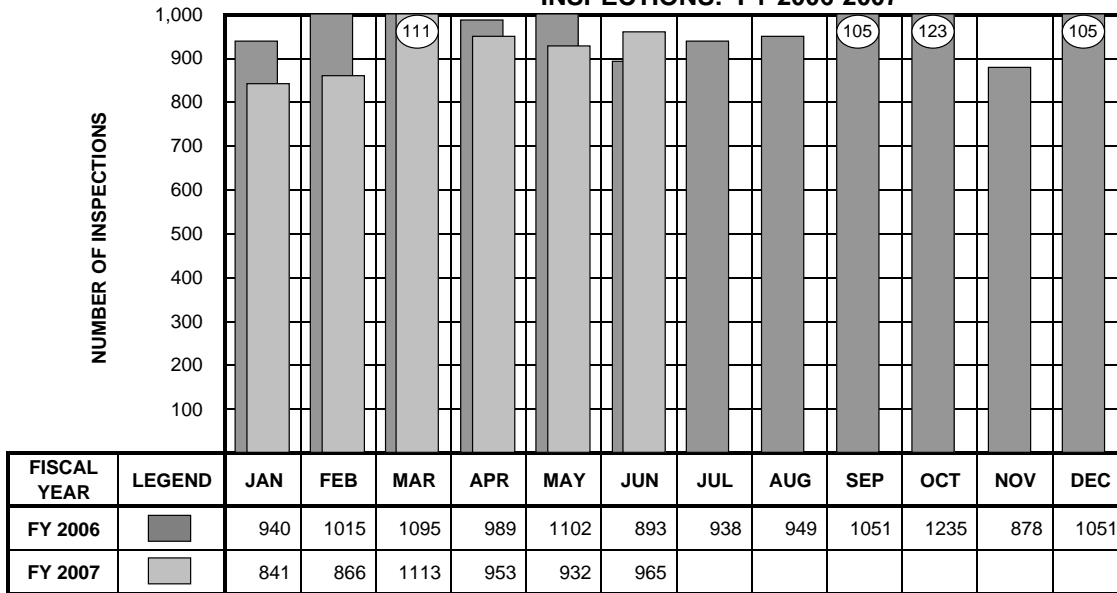
9. DEVELOPMENT SERVICES	NO.	FEES	C. ENGINEERING SERVICES	NO.	FEES
A. PLANNING AND ZONING			C. ENGINEERING SERVICES		
Zoning and Land Use	2	\$ 1,800	Water Plan Check	6	\$ 6,131
Land Division	8	\$ 5,870	Water Inspection	6	\$ 24,419
Environmental Review	7	\$ 2,800	Sewer Plan Check	4	\$ 5,047
Shoreline Permits	1	\$ 600	Sewer Inspection	3	\$ 19,949
Site Plan Review	33	\$ 5,250	Street Plan Check	16	\$ 24,239
Variances and Appeals	2	\$ 775	Street Inspection	6	\$ 19,615
Wireless Facility Permits	1	\$ 300	Bond Processing	4	\$ 600
Miscellaneous Planning & Zoning	105	\$ 8,810	Excavation Permit	96	\$ 10,628
B. BUILDING AND FIRE SAFETY			Stormwater Plan Check	11	\$ 5,301
Bldg/Mech Plan Checks	326	\$ 111,322	Stormwater Inspection	12	\$ 34,282
Building Permits	153	\$ 144,839	Telecom Franchise	0	\$ 0
Mechanical Permits	99	\$ 17,375	D. TOTAL DEPARTMENT FEES		
Plumbing Permits	107	\$ 13,013	PLANNING AND ZONING	159	\$ 26,205
Fill and Grading Permits	7	\$ 2,648	BUILDING & FIRE SAFETY	777	\$ 307,221
Underground Storage Tanks	1	\$ 40	ENGINEERING SERVICES	164	\$ 150,210
Footings and Foundations	0	\$ 0		1100	\$ 483,636
Fire Alarm/Fire Sprinkler	49	\$ 9,760			
Investigation/Reinspection Fee	29	\$ 7,875			
Certificates of Occupancy	6	\$ 350			
10. OTHER DEPTS.	NO.	FEES	10. OTHER DEPTS (cont)	NO.	FEES
Water Connection	107	\$ 408,032	Impact Fee, Roads	47	\$ 111,834
Water Meter Drop	103	\$ 32,350	Impact Fee, Parks	46	\$ 58,221
Water Install	6	\$ 3,795	Impact Fee, Fire	61	\$ 26,872
Sewer Connection	100	\$ 297,983	Traffic Mitigation	14	\$ 69,126
Sewer Tap	1	\$ 200	Street Vacation	0	\$ 0
Sewer Permit	0	\$ 0	11. OTHER AGENCIES	NO.	FEES
Sewermain Fee-In-Lieu-Of (FILO)	0	\$ 0	State Bldg Code Fee	152	\$ 866
Frontage Improvement FILO	0	\$ 0	Sewer CDC (LOTT)	102	\$ 566,481
Neighborhood Parks FILO	0	\$ 0	School Impact, Olympia	0	\$ 0
Regional Storm Drain	0	\$ 0	School SEPA, Tumwater	42	\$ 252,858

DEVELOPMENT FEES: FISCAL YEAR-TO-DATE COMPARISONS

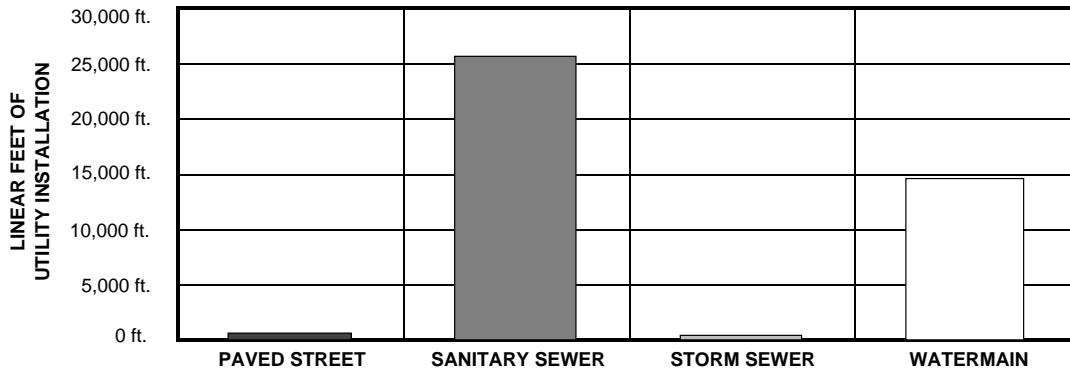
	NO. OF BLDG PERMITS	BLDG PERMIT VALUATION	BLDG PERMIT FEES COLLECTED	DEPT FEES COLLECTED
SECOND QUARTER 2006	115	\$ 11,009,057	\$ 90,613	\$ 213,242
SECOND QUARTER 2007	153	\$ 20,195,354	\$ 144,839	\$ 483,636
2006 CUMULATIVE	177	\$ 21,620,967	\$ 156,028	\$ 432,489
2007 CUMULATIVE	266	\$ 35,718,599	\$ 261,572	\$ 951,864
FY 2007 REVENUE SUMMARY:	126.7% OF FY 2007 REVENUE PROJECTIONS HAVE BEEN COLLECTED THROUGH 06/2007			
FY 2007 EXPENDITURE SUMMARY:	54.9% OF FY 2007 EXPENDITURE APPROPRIATION HAS BEEN SPENT THROUGH 06/2007			

Part III — Field Activity

INSPECTIONS: FY 2006-2007

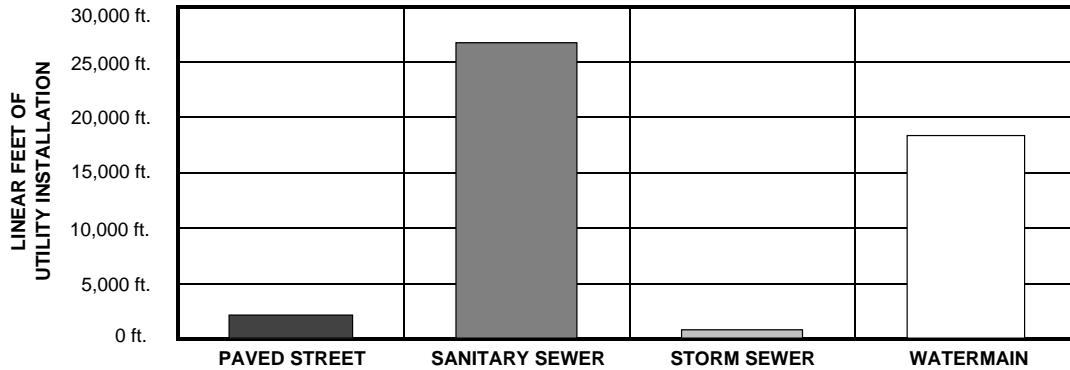


DEVELOPMENT RELATED UTILITY INSTALLATIONS: SECOND QUARTER 2007



TYPE OF UTILITY	LEGEND	LENGTH	VALUE
PAVED STREET	Black	232 feet	18,820 feet
SANITARY SEWER	Dark Gray	25,558 feet	1,814,291 feet
STORM SEWER	Light Gray	175 feet	7,600 feet
WATERMAIN	White	14,994 feet	723,339 feet
TOTAL		40,959 feet	\$ 2,564,050

DEVELOPMENT RELATED UTILITY INSTALLATIONS: YEAR-TO-DATE 2007



TYPE OF UTILITY	LEGEND	LENGTH	VALUE
PAVED STREET	Black	2,033 feet	\$ 172,655
SANITARY SEWER	Dark Gray	26,852 feet	\$ 1,998,475
STORM SEWER	Light Gray	635 feet	\$ 34,085
WATERMAIN	White	18,071 feet	\$ 913,684
TOTAL		47,591 feet	\$ 3,118,899