



**CITY OF TUMWATER  
DEVELOPMENT SERVICES DEPARTMENT**

**DEVELOPMENT ACTIVITY  
QUARTERLY REPORT**

**Part I — Development Applications**

**THIRD QUARTER 2005**

**ENVIRONMENTAL REVIEW**

Projects under environmental review during JULY–SEPTEMBER 2005 include the following:

- 0   cases - Exempt from SEPA Review
- 0   cases - Determination of Non-Significance (DNS)
- 9   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 (July)	Todd Hansen 1009 85th Avenue SE	DRC #05-0020. Construction of two 6,000 sq. ft. light industrial / warehouse buildings on 1.6 acres zoned Light Industrial (LI).
2. DNS (July)	Ron Wesselius 2400 block of Chapparel Dr.	Construction of a single-family home which will require the issuance of a Forest Practices Permit from the Department of Natural Resources.
3. DNS (July)	Cardinal CG Company 701 Pat Kennedy Way SW	DRC #05-0007. Construction of 151,132 sq. ft. building for finished glass warehousing and office space, parking, landscaping.
4. DNS (August)	Crites Street Group LLC 2840 Crites Street SW	DRC #05-0005. Construction of an 11,975 sq. ft. warehouse / office building with associated parking and landscaping.
5. DNS (August)	City of Tumwater Public Works Department Salmon Creek Drainage	Salmon Creek Comprehensive Drainage Plan, Phase II: Alternatives, Analysis and Recommendations.
6. DNS (August)	City of Tumwater Planning & Facilities City-wide	Amendments to the Tumwater Comprehensive Plan. Amendments are proposed to the Tumwater Land Use Plan and Tumwater Zoning Map.
7. DNS (August)	Mottman Business Park LLC 2975 37th Avenue SW	DRC #05-0040. Construction of a 28,000 sq. ft. machining warehouse for Capitol City Press for printing and publishing, with an associated two-story office.
8. DNS (August)	Allen Johnson & John Davis 1115 2nd Avenue SW	TLP #5-05, PUD #6-05, TVA #5-05. Divide 0.64 acres zoned MFM into eight lots that will include six townhouses, an existing house and one private tract.
9. DNS (September)	Prime Development 7843 Old Highway 99 7915 Old Highway 99	DRC #05-0024. Construction of two aircraft hangars (21,600 sq. ft. and 42,000 sq. ft.) within the ARI (Airport Related Industry) zoning district.
10. MDNS (August)	Lee Ingram 1184 Linwood Avenue SW 1254 Linwood Avenue SW	TLP #4-05 and PUD #4-05 (Susitna Plat). Divide 8.26 acres zoned SFL into 33 single-family home sites.

**HEARING EXAMINER**

The Hearing Examiner held FIVE public hearings during JULY–SEPTEMBER 2005.

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF HEARING
1. Shoreline Management SMA #2-05	Puget Sound Energy All American Bottled Water Plant at 100 Custer Way	Installation of a 12.5 kV 2-Bay feeder bank within the fenced area of the existing Olympia Brewery Substation.
2. Darby Crest TLP#4-04 PUD #4-04	K & A Investments 838 V Street SE	Divide 5.16 acres zoned SFL into 17 single-family home sites, 2 stormwater drainage tracts, and 1 open space tract.
3. Grotto Gardens TLP #2-05	John & Virginia Balcom 1904 Sapp Road SW	Divide 4.05 acres zoned Residential Sensitive Resource (RSR) into 12 single-family home sites.
4. Susitna Plat TLP #4-05 PUD #4-05	Lee Ingram 1184 Linwood Avenue 1254 Linwood Avenue	Divide 8.26 acres zoned SFL into 33 single-family home sites.
5. South Hill TLP #6-04 PUD #3-05	Triway Enterprises Northern terminus of Lambskin Street SW	Divide 39.9 acres zoned SFM into 100 single-family home sites. Access to more than 4 home sites is proposed via a private roadway.

**DEVELOPMENT REVIEW PROJECTS**

31 projects were reviewed by the DEVELOPMENT REVIEW COMMITTEE during JULY–SEPTEMBER 2005.

- NO presubmission, TWENTY-ONE feasibility, TWO preliminary, and EIGHT formal reviews were performed.
- Presubmission, feasibility, preliminary and formal review applications consisted of:

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF PROJECT
1. Feasibility Review (July)	Liberty Street Project Mike Evans / Robert Patrick 827 Liberty Street SW	Division of 1.03 acres into 4 or more lots for construction of detached single-family dwellings.
2. Feasibility Review (July)	Mottman Plaza South C & N Investments / HGP 2800 R.W. Johnson Blvd.	Six-building professional office park with associated parking and drives.
3. Feasibility Review (July)	Burnett - Armstrong Division John & Sandra Burnett 4200 Armstrong Avenue SE	Divide lot, leaving one with existing home and possible construction of a single-family or duplex on the other.
4. Feasibility Review (July)	Speedway Brewing Company Bret Dodd / K & M Corp. 5701 Capitol Blvd. SW	Establish a BBQ restaurant with the addition of a brewery after 3-4 months.
5. Feasibility Review (July)	BHR Remodel Frank Densmore / BHR 6128 Capitol Blvd. SE	Interior renovation and addition to existing office building, parking changes and relocation of existing storage shed.
6. Feasibility Review (July)	Rotary Park City of Tumwater / C. Denney 7023 New Market Street	Develop a passive neighborhood park on City owned property, in cooperation with the Tumwater Rotary Club.
7. Feasibility Review (July)	Muscan Plat Dorina Muscan 2325 48th Avenue SW	Division of 3.52 acres into 7 lots and development of same.
8. Feasibility Review (July)	Singh Plat Maninder & Kultar Singh 2305 Chapparel Drive SW	Division of 5 acres into 14 single-family lots and development of same.
9. Feasibility Review (August)	Pilot Travel Center Gary Bloom 2430 93rd Avenue SW	Retail fueling center, including a convenience store area, fast food area and fueling bays for passenger vehicles and trucks.
10. Feasibility Review (August)	Sigma Office Project SMI Group XII LLC I-5 & Israel Road	19,000 sq. ft. office building.

## DEVELOPMENT REVIEW PROJECTS (continued)

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF PROJECT
11. Feasibility Review (August)	Good Ju Ju Java Espresso Dennis Backstrom 3231 Mottman Road SW	Drive through Espresso stand.
12. Feasibility Review (August)	Brannberg- Louise Street Julie Brannberg 5530 Louise Street SW	Options for rehabilitating 2 homes or for demolition and new construction.
13. Feasibility Review (August)	Ingrim - Rural Road Plat Lee Ingrim Rural Road & 48th Avenue	Subdivide 5.81 acres.
14. Feasibility Review (August)	AV Gas Self Fuel Pearson Air, Inc. 7529 Old Highway 99	Installation of a 2,000 gallon AV-fuel tank, so pilots can fuel their own aircraft.
15. Feasibility Review (August)	Yost Coffee Shop Nick Yost 6302 Littlerock Road SW	Requirements for a drive through Espresso stand.
16. Feasibility Review (August)	Quarry Wtr & Swr Extension Brad Kisor / Coldwell Banker 29th Avenue / Black Lake Bv.	Extend city water and sewer from Mottman Industrial Park to Black Lake Blvd. to existing well location.
17. Feasibility Review (September)	Port Runway Rehabilitation Port of Olympia 7643 Old Highway 99 SE	Runway rehabilitation and profile reconstruction to include grading, paving, storm drainage and electrical upgrades.
18. Feasibility Review (September)	Harbor Wholesale 05 Additions Justin Erickson	Addition of 16,320 sq. ft. refrigerated warehouse, 3,900 sq. ft. loading dock, 5,100 sq. ft. 2-story office building, additional parking and other miscellaneous site work.
19. Feasibility Review (September)	DaPaul Hangar DaPaul, Inc. West of 955 Malin Lane	Construction of a 60 x 100 aircraft hangar.
20. Feasibility Review (September)	Westlund Short Plat 1 Trevor Westlund 320 Dennis Street SE	Short plat .86 acres into 3 lots leaving existing house, but demolishing garage. Access to be on the east side of property.
21. Feasibility Review (September)	Westlund Short Plat 2 Trevor Westlund 322 Dennis Street SE	Short plat .45 acres into 3 lots leaving existing house.
22. Preliminary Review (July)	The Summit at Tumwater Hill Apex / Peppin & Unger Crosby Blvd.	Development of 12.88 acres into 80 multi-family units with recreation center, 66 senior units, and 2 mixed use residential/commercial structures.
23. Preliminary Review (August)	Big Rock Medical Plaza IV Dave Spiller, HGP 1520 Bishop Road	5 buildings with a total of 13,887 sq. ft.
24. Formal Review (July)	Masonic Chapel Glenn Wells 455 North Street SE	Cemetery office, chapel, reception area.
25. Formal Review (July)	Ketola Painting HGP / Crites Street Group 2840 Crites Street SW	Four-unit office / warehouse, 2-story building, truck loading, drive area and associated parking.
26. Formal Review (August)	Stringer Multi-Family Hatton Godat Pantier 1537 Trosper Road SW	Develop parcel into 9 multi-family buildings (7 duplexes and 2 triplexes) for a total of 20 dwelling units.
27. Formal Review (August)	Mottman BLA & Warehouse Joseph Donnette 3015 37th Avenue SW	28,000 sq. ft. warehouse, 2,000 sq. ft. mezzanine and 9,000 sq. ft. two-story office building.

## DEVELOPMENT REVIEW PROJECTS (continued)

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF PROJECT
28. Formal Review (September)	Trosper Woods Lee Ingram 1840 Trosper Road	Approval to proceed with application for permits.
29. Formal Review (September)	Lowe Chiropractic Office Bill Dunning, PacLand 128 D Street SW	Construction of a 2-story office/medical building with associated parking.
30. Formal Review (September)	Valley Athletic Club Addition Joseph Donnette 4833 Tumwater Valley Dr	4,100 sq. ft. 2-story storage addition and 2,100 sq. ft. aerobics room addition to the south side of the pool room.
31. Formal Review (September)	Skills Center Lab Tech Bldg. Hatton Godat Pantier 7299 New Market St SW	New Lab Tech building, new parking lot and expanded emergency access road.



**CITY OF TUMWATER  
DEVELOPMENT SERVICES DEPARTMENT**

**Part II — Fiscal Activity**

**QUARTERLY DEVELOPMENT ACTIVITY REPORT  
THIRD QUARTER 2005**

PERMITS, NEW CONSTRUCTION	THIRD QUARTER			FISCAL YEAR-TO-DATE		
	NO.	VALUATIONS	FEES	NO.	VALUATIONS	FEES
<b>1. ONE AND TWO-FAMILY DWELLINGS</b>						
Single Family, Detached	28	\$ 6,133,212	\$ 46,494	80	\$ 18,833,109	\$ 141,877
Single Family, Attached	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Single Family, Manufactured	2	N/A	\$ 400	8	N/A	\$ 1,575
Single Family, Mobile Home	0	N/A	\$ 0	1	N/A	\$ 150
Two-Family Buildings <span style="float: right;"># UNITS: 6</span>	3	\$ 523,664	\$ 4,241	9	\$ 2,442,681	\$ 17,607
<b>SUBTOTAL:</b>	<b>33</b>	<b>\$ 6,656,875</b>	<b>\$ 51,135</b>	<b>98</b>	<b>\$ 21,275,790</b>	<b>\$ 161,209</b>
<b>2. RESIDENTIAL ACCESSORY STRUCTURES</b>						
Detached Garage/Carport	2	\$ 29,133	\$ 503	10	\$ 151,225	\$ 2,573
Residential Accessory Building	1	\$ 6,000	\$ 125	3	\$ 37,178	\$ 670
Residential Swimming Pool/Spa	0	\$ 0	\$ 0	0	\$ 0	\$ 0
<b>SUBTOTAL:</b>	<b>3</b>	<b>\$ 35,133</b>	<b>\$ 628</b>	<b>13</b>	<b>\$ 188,403</b>	<b>\$ 3,243</b>
<b>3. MULTIFAMILY DWELLINGS</b>						
Three- and Four-Family Apt. <span style="float: right;"># UNITS: 0</span>	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Five- or More-Family Apt. <span style="float: right;"># UNITS: 22</span>	2	\$ 1,565,615	\$ 9,161	2	\$ 1,565,615	\$ 9,161
<b>SUBTOTAL:</b>	<b>2</b>	<b>\$ 1,565,615</b>	<b>\$ 9,161</b>	<b>2</b>	<b>\$ 1,565,615</b>	<b>\$ 9,161</b>
<b>4. RESIDENTIAL NONHOUSEKEEPING</b>						
Hotels, Motels, Tourist Cabins <span style="float: right;"># UNITS: 0</span>	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Mobile Home Park <span style="float: right;"># SPACES: 0</span>	0	\$ 0	\$ 0	0	\$ 0	\$ 0
<b>SUBTOTAL:</b>	<b>0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>5. NONRESIDENTIAL</b>						
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	1	\$ 10,716,366	\$ 41,076
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.	8	\$ 11,850,184	\$ 54,708	21	\$ 35,288,722	\$ 153,188
Public Office/Assembly Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Public Works/Utilities Buildings	3	\$ 5,264,682	\$ 14,596	0	\$ 0	\$ 0
Public Schools/Educational Buildings	0	\$ 0	\$ 0	2	\$ 20,000	\$ 363
Private Schools/Educational Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Retail/Commercial Buildings	3	\$ 1,094,916	\$ 6,715	7	\$ 3,007,121	\$ 18,485
Other NonResidential Buildings	4	\$ 468,175	\$ 4,305	8	\$ 385,782	\$ 3,775
Structures Other Than Buildings	4	\$ 572,963	\$ 4,355	12	\$ 840,767	\$ 7,837
<b>SUBTOTAL:</b>	<b>22</b>	<b>\$ 19,250,920</b>	<b>\$ 84,679</b>	<b>51</b>	<b>\$ 50,258,758</b>	<b>\$ 224,723</b>
<b>6. ADVERTISING SIGNS</b>						
On Premise Building Sign	2	\$ 6,000	\$ 149	5	\$ 20,003	\$ 502
On Premise Freestanding Sign	0	\$ 0	\$ 0	5	\$ 31,955	\$ 651
Off Premise Building Sign	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Off Premise Freestanding Sign	0	\$ 0	\$ 0	0	\$ 0	\$ 0
<b>SUBTOTAL:</b>	<b>2</b>	<b>\$ 6,000</b>	<b>\$ 149</b>	<b>10</b>	<b>\$ 51,958</b>	<b>\$ 1,153</b>
<b>TOTAL: NEW CONSTRUCTION</b>	<b>62</b>	<b>\$ 27,514,543</b>	<b>\$ 145,751</b>	<b>174</b>	<b>\$ 73,340,525</b>	<b>\$ 399,488</b>

**PERMITS: EXISTING CONSTRUCTION**

**THIRD QUARTER**

**FISCAL YEAR-TO-DATE**

	NO.	VALUATIONS	FEES	NO.	VALUATIONS	FEES
<b>7. ADDN., REMODELS, REPAIRS, &amp; DEMOS</b>						
Residential Additions	4	\$ 226,640	\$ 2,683	13	\$ 548,111	\$ 6,426
Residential Repairs or Remodels	29	\$ 220,989	\$ 4,425	127	\$ 1,010,641	\$ 18,787
Residential Demolition (1 & 2 units) # UNITS: 1	3	\$ 1,560	\$ 125	11	\$ 19,960	\$ 597
Multifamily Demolition (3+ units) # UNITS: 0	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Commercial/Industrial Additions	3	\$ 585,597	\$ 4,451	1	\$ 34,375	\$ 492
Commercial/Industrial Repairs or Remodels	7	\$ 1,235,800	\$ 8,115	36	\$ 2,410,461	\$ 20,448
Commercial/Industrial Demolition	8	\$ 141,378	\$ 2,388	11	\$ 152,912	\$ 2,694
<b>SUBTOTAL:</b>	<b>54</b>	<b>\$ 2,411,964</b>	<b>\$ 22,187</b>	<b>199</b>	<b>\$ 4,176,460</b>	<b>\$ 49,445</b>
<b>8. CONVERSIONS</b>						
Conversions, Residential to Commercial	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Conversions, Commercial to Residential	0	\$ 0	\$ 0	0	\$ 0	\$ 0
<b>SUBTOTAL:</b>	<b>0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>0</b>	<b>\$ 0</b>	<b>\$ 0</b>
<b>TOTAL: EXISTING CONSTRUCTION</b>	<b>54</b>	<b>\$ 2,411,964</b>	<b>\$ 22,187</b>	<b>199</b>	<b>\$ 4,176,460</b>	<b>\$ 49,445</b>
<b>GRAND TOTAL: NEW &amp; EXISTING CONSTRUCTION</b>	<b>116</b>	<b>\$ 29,926,507</b>	<b>\$ 167,938</b>	<b>373</b>	<b>\$ 77,516,985</b>	<b>\$ 448,933</b>

**FEES COLLECTED**

	NO.	FEES		NO.	FEES
<b>9. DEVELOPMENT SERVICES</b>			<b>C. ENGINEERING SERVICES</b>		
<b>A. PLANNING AND ZONING</b>			Water Plan Check	2	\$ 604
Zoning and Land Use	0	\$ 0	Water Inspection	2	\$ 1,472
Land Division	14	\$ 30,590	Sewer Plan Check	0	\$ 0
Environmental Review	4	\$ 1,600	Sewer Inspection	0	\$ 0
Shoreline Permits	0	\$ 0	Street Plan Check	5	\$ 770
Site Plan Review	32	\$ 4,400	Street Inspection	2	\$ 689
Variances and Appeals	6	\$ 1,250	Processing Fee	4	\$ 1,120
Wireless Facility Permits	1	\$ 300	Excavation Permit	61	\$ 7,605
Miscellaneous Planning & Zoning	82	\$ 4,786	Stormwater Plan Check	4	\$ 884
<b>B. BUILDING AND FIRE SAFETY</b>			Stormwater Inspection	3	\$ 2,089
Bldg/Mech Plan Checks	261	\$ 71,161	Telecom Franchise	0	\$ 0
Building Permits	116	\$ 167,938	<b>D. TOTAL DEPARTMENT FEES</b>		
Mechanical Permits	66	\$ 9,946	PLANNING AND ZONING	139	\$ 42,926
Plumbing Permits	73	\$ 9,607	BUILDING & FIRE SAFETY	556	\$ 281,761
Fill and Grading Permits	1	\$ 90	ENGINEERING SERVICES	83	\$ 15,233
Underground Storage Tanks	2	\$ 80		<b>778</b>	<b>\$ 339,920</b>
Footings and Foundations	0	\$ 0			
Fire Alarm/Fire Sprinkler	12	\$ 8,370			
Investigation/Reinspection Fee	14	\$ 13,695			
Certificates of Occupancy	11	\$ 875			
<b>10. OTHER DEPTS.</b>			<b>10. OTHER DEPTS (cont)</b>		
Water Connection	62	\$ 190,368	Impact Fee, Roads	50	\$ 467,878
Water Meter Drop	61	\$ 19,285	Impact Fee, Parks	35	\$ 28,476
Water Install	3	\$ 1,875	Impact Fee, Fire	61	\$ 30,849
Sewer Connection	63	\$ 265,210	Traffic Mitigation	4	\$ 245,816
Sewer Tap	3	\$ 300	Street Vacation	0	\$ 0
Sewer Permit	0	\$ 0	<b>11. OTHER AGENCIES</b>		
Sewermain Fee-In-Lieu-Of (FILO)	0	\$ 0	State Bldg Code Fee	117	\$ 573
Frontage Improvement FILO	0	\$ 0	Sewer CDC (LOTT)	62	\$ 476,326
Neighborhood Parks FILO	0	\$ 0	School Impact, Olympia	5	\$ 21,680
Regional Storm Drain	0	\$ 0	School SEPA, Tumwater	26	\$ 137,326

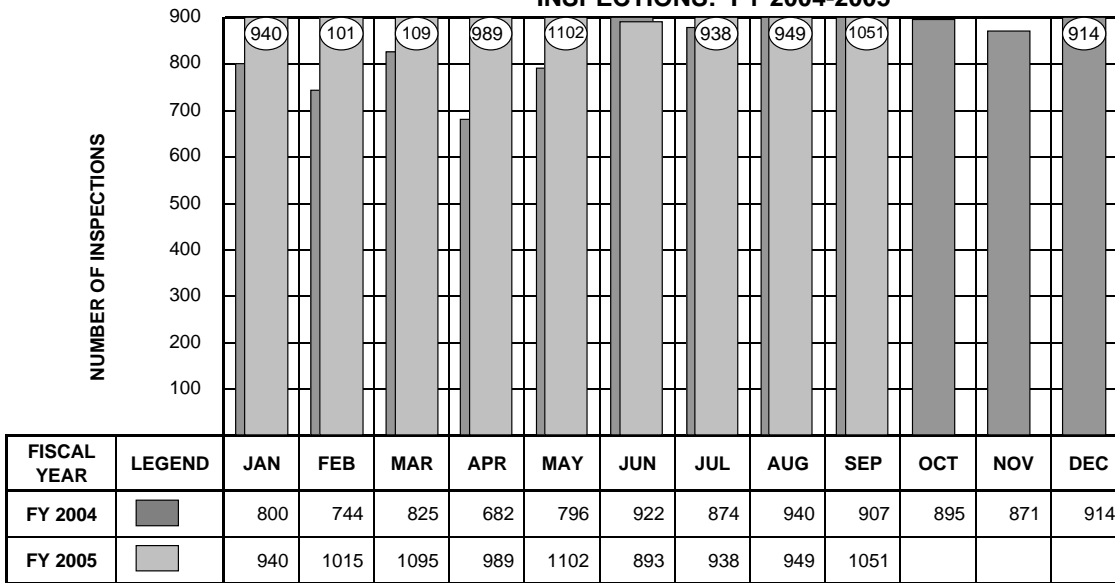
**DEVELOPMENT FEES: FISCAL YEAR-TO-DATE COMPARISONS**

	NO. OF BLDG PERMITS	BLDG PERMIT VALUATION	BLDG PERMIT FEES COLLECTED	DEPT FEES COLLECTED
THIRD QUARTER 2004	118	\$ 25,069,946	\$ 137,868	\$ 310,331
THIRD QUARTER 2005	116	\$ 29,926,507	\$ 167,938	\$ 339,920
2004 CUMULATIVE	361	\$ 79,103,376	\$ 427,981	\$ 951,071
2005 CUMULATIVE	373	\$ 77,516,985	\$ 448,933	\$ 969,410

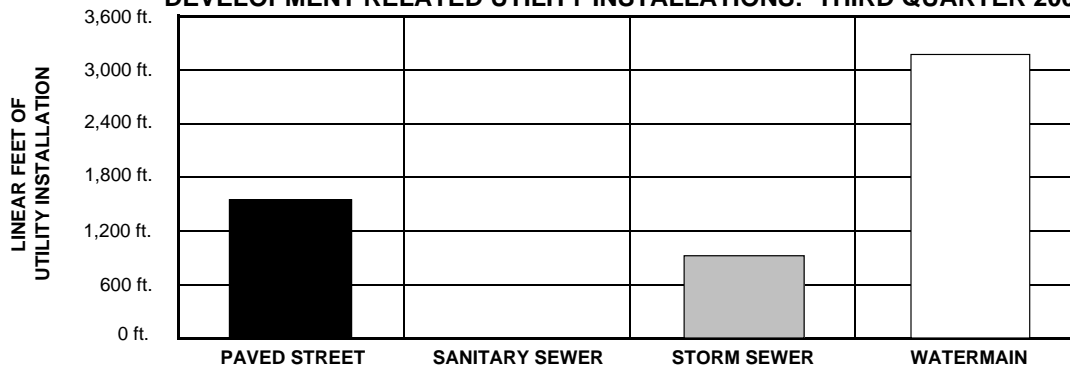
**FY 2005 REVENUE SUMMARY: 138.1% OF FY 2005 REVENUE PROJECTIONS HAVE BEEN COLLECTED THROUGH 09/2005**

**FY 2005 EXPENDITURE SUMMARY: 68.6% OF FY 2005 EXPENDITURE APPROPRIATION HAS BEEN SPENT THROUGH 09/2005**

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



**DEVELOPMENT RELATED UTILITY INSTALLATIONS: THIRD QUARTER 2005**



TYPE OF UTILITY	LEGEND	LENGTH	VALUE
PAVED STREET	■	1,617 feet	\$ 152,696
SANITARY SEWER	■	0 feet	\$ 0
STORM SEWER	■	940 feet	\$ 42,605
WATERMAIN	■	3,162 feet	\$ 269,008
<b>TOTAL</b>		<b>5,719 feet</b>	<b>\$ 464,309</b>

**DEVELOPMENT RELATED UTILITY INSTALLATIONS: YEAR-TO-DATE 2005**



TYPE OF UTILITY	LEGEND	LENGTH	VALUE
PAVED STREET	■	6,414 feet	\$ 793,940
SANITARY SEWER	■	4,235 feet	\$ 482,572
STORM SEWER	■	5,893 feet	\$ 235,322
WATERMAIN	■	6,966 feet	\$ 553,566
<b>TOTAL</b>		<b>23,508 feet</b>	<b>\$ 2,065,400</b>