



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

**Part I — Development Applications
THIRD QUARTER 2006**

ENVIRONMENTAL REVIEW

Projects under environmental review during JULY-SEPTEMBER 2006 include the following:

- 0 cases - Exempt from SEPA Review
- 3 cases - Determination of Non-Significance (DNS)
- 0 cases - Addendum to DNS
- 7 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)	Sitts & Hill Engineers Brent Leslie Malin Lane SW	DRC #06-0020 Construction of an 8,500 sq. ft. airplane hangar within an Airport Related Industry (ARI) zoning district.
2. DNS (August)	D & W Development LLC Old Highway 99	DRC #06-0030 Divide 10.09 acres zoned Light Industrial into 4 lots with a private road, sewer and water utilities, and a stormwater facility.
3. DNS (September)	City of Tumwater Planning & Facilities. Various Capital Projects	Proposal to amend various sections of the 2007-2012 Capital Facilities Plan.
4. MDNS (July)	Envizage Development Group 1840 Trospen Road SW	Construction of an apartment complex on 11.94 acres zoned Multi-Family High Density Residential. Project includes 118 unit in 16 buildings with associated parking.
5. MDNS (July)	Elm Street Development Co. Elm Street	DRC #04-000, TLP #7-05 PUD #8-05; Divide 9.68 acres into 23 single-family sites with 6 tracts consisting of open space, storm water facilities, private street.
6. MDNS (August)	Stephens Mottman Phase III Duane Stephens 2250 Mottman Road SW	DRC #06-0022 Construction of a 7,200 sq. ft. commercial building within a General Commercial zoning district.
7. MDNS (August)	Summers Plat Shannon Summers 3740 Antsen Street SW	TLP #2-06 Divide 3.24 acres zoned Residential Sensitive Resource 2 to 4 dwelling units to the acre into 8 single-family home sites.
8. MDNS (August)	Tumwater Comm. Prelim. Plat Kaufman Development LLC 88th Avenue SE	TLP #8-04 Subdivide 42.79 acres zoned Light Industrial into 13 lots.
9. MDNS (August)	Nazarene Church Expansion Mt. View Church of Nazarene 940 Israel Road SW	TCUA #4-04 TVA #2-05 DRC #03-0018 Construct Phase I of an 80,000 sq. ft. expansion to the existing 36,185 sq. ft. church facility.
10. MDNS (September)	Cedar Crest Homes LLC 827 Liberty Street SW	TLP #4-06 PUD #3-06 Approval to divide approximately 0.99 acres zoned Single-Family Low Density Residential into 5 single family home sites and 3 open space tracts.

HEARING EXAMINER

The Hearing Examiner held NINE public hearings during JULY-SEPTEMBER 2006.

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF HEARING
1. TCUA #3-06 (July)	GTS Interior Supply Co. Gary Pratt 6080 Linderson Way SW	Approval to locate a drywall wholesale warehousing operation in an existing building within a General Commercial (GC) zoning district.
2. TLP #8-05 PUD #1-06 (July)	Jerry Honeysett 7th Avenue / Barnes Blvd.	Divide 3.97 acres into 18 single-family homes with seven community tracts with open space for tree retention, passive and active recreation, utilities & stormwater mgmt.
3. TLP #1-05 PUD #1-05 SA #2-06 (July)	SBI Developing Appellant Vince Cottone, et. al.	The appellant is alleging that the City's SEPA determination does not adequately address potential significant environmental impacts.
4. TCUA #2-06 (August)	Tumwater School District #33 Mel Murray 6335 Littlerock Rd SW	School renovation and 1,993 sq. ft. addition to band room.
5. SMA #2-06 (August)	Stephens Mottman Phase III Duane Stephens Mottman Road	Construct multi-building commercial complex within a General Commercial zoning district. Seven buildings for a total of 49,606 sq. ft.
6. TLP #7-05 PUD #8-05 (September)	Elm Street Development Co. East of Elm St between X and Dennis.	Requests for preliminary plat approval and planned unit development overlay approval for a 23-lot single-family subdivision of property.
7. SA #3-06 (September)	Elm Street Development Appellant Jesse Black	The appellant is alleging that the City's SEPA determination does not adequately address potential significant environmental impacts.
8. #TCUA #4-04 TVA #2-05 (September)	Mountain View Church of Nazarene 940 Israel Rd SW	Phase 1 construction of an 80,000 sq. ft. expansion to church facilities and Phase 2 construction of a 13,345 sq. ft. classroom.
9. TLP #2-06 (September)	Shannon Summers 3740 Antsen Street SW	Request for approval for an 8-lot single-family residential subdivision.

DEVELOPMENT REVIEW PROJECTS

23 projects were reviewed by the DEVELOPMENT REVIEW COMMITTEE during JULY-SEPTEMBER 2006.

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

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF PROJECT
1. Feasibility Review (July)	54th Avenue Plat 54th Avenue SW Jesse Banick / Chris Merritt	Divide 18.5 acres into 54 single-family residential lots with open space area.
2. Feasibility Review (July)	54th Avenue Residential Dev. 3106, 3142, 3144 54th Ave. Aho Construction / HGP	20-acre residential subdivision.
3. Feasibility Review (July)	Israel Road Mixed Use Israel Road & I-5 TriWay Enterprises / HGP	Commercial / retail development on approximately 26 acres.
4. Feasibility Review (August)	Holmes Short Plat 1423 65th Avenue SE Andy Holmes	Divide parcel into 3 lots.
5. Feasibility Review (August)	Lilliquist Short Plat 305 Dennis Street SW Ken Lilliquist	Divide parcel into 4 lots.
6. Feasibility Review (August)	Taco Time 5310 Capitol Blvd. SE Steve Nelson	Demolish existing building and construct a Taco Time restaurant.

DEVELOPMENT REVIEW PROJECTS (continued)

TYPE OF REVIEW		
7. Feasibility Review (August)	Melody Food Mart 415 Cleveland Avenue SE Soo Hwan Kim	Food Mart
8. Feasibility Review (August)	Bradbury Multi-Family 8939 Old Highway 99 SE Steve Voorhies, Century Dev.	Subdivide 2.8 acres into 3 duplex lots and 1 lot for 22 multi-family units and child day care center.
9. Feasibility Review (September)	United Pipe Fred Smith 3010 37th Avenue SW	15,000 sq. ft. office/warehouse with storage yard.
10. Feasibility Review (September)	Al's Welding & Steel Fabrication Al Nieman - Terminal & 83rd	34,000 sq. ft. steel fabrication facility.
11. Feasibility Review (September)	X Street Spec House DS Home Development 300 X Street SE	Short plat and build two single family homes.
12. Feasibility Review (September)	Tumwater Corporate Park Michelson Knapp Land Venture - 93rd & Kimmie	85-acre light industrial park with support retail uses along 93rd.
13. Feasibility Review (September)	Littlerock Crossing Ki Nam 7000 Littlerock Road SW	Remodel existing store, add extra gas pumps, and development of 15 retail spaces.
14. Feasibility Review (September)	Capitol "T" Commercial Dev. Woodard Bay Works, Inc. 5701 Capitol Blvd. SW	Demolish structure and construct 4,000 sq. ft. commercial/retail building.
15. Feasibility Review (September)	Bell Court West Brian & Dayna Hayvaz 2622 70th Avenue SW	Divide parcel into 4 lots with existing home to remain on one lot and others to be developed.
16. Feasibility Review (September)	Tumwater Hill Estates Tumwater Hill, LLC 7th Avenue & Bates Street	Duplexes, townhomes or condominiums.
17. Preliminary Review (September)	Gerth Street 4-Plex Cliff Gross 213 Gerth Street SW	Construction of a 4-plex.
18. Preliminary Review (September)	Singh Plat Chris Aldrich, HGP 2305 Chapparel Drive SW	Subdivision of 5 acres into 11 single-family residential lots.
19. Formal Review (July)	Miranda Short Plat 5106 Henderson Blvd. SE Chris Merritt / Michael	4-lot short plat with private roadway.
20. Formal Review (August)	The Summit at Tumwater Hill Barnes Blvd and Crosby Blvd. Jeff Mann, Apex Engineering	62 senior housing units, 201 stall parking, 2 retail commercial buildings.
21. Formal Review (August)	Tumwater Blvd. Commercial 7637 Old Highway 99 SE Bryan Ewing, Skillings	Construction of a multi-tenant commercial building.
22. Formal Review (August)	Black Lake Estates 3211 Sapp Road SW Dale Yeager, AHBL	60-unit development on 12-acre site.
23. Formal Review (September)	Building A Modernization & Addition - Ambia 6335 Littlerock Road SW	Grading for 1,993 sq. ft. addition and replacement of entry ramp.



**CITY OF TUMWATER
DEVELOPMENT SERVICES DEPARTMENT**

Part II — Fiscal Activity

**QUARTERLY DEVELOPMENT ACTIVITY REPORT
THIRD QUARTER 2006**

PERMITS, NEW CONSTRUCTION	THIRD QUARTER			FISCAL YEAR-TO-DATE		
	NO.	VALUATIONS	FEES	NO.	VALUATIONS	FEES
1. ONE AND TWO-FAMILY DWELLINGS						
Single Family, Detached	29	\$ 9,177,286	\$ 64,746	60	\$ 17,059,221	\$ 122,416
Single Family, Attached	0	\$ 0	\$ 0	2	\$ 379,080	\$ 2,996
Single Family, Manufactured	9	N/A	\$ 1,600	13	N/A	\$ 2,325
Single Family, Mobile Home	0	N/A	\$ 0	1	N/A	\$ 175
Two-Family Buildings # UNITS: 6	0	\$ 0	\$ 0	4	\$ 1,188,867	\$ 8,405
SUBTOTAL:	38	\$ 9,177,286	\$ 66,346	80	\$ 18,627,168	\$ 136,316
2. RESIDENTIAL ACCESSORY STRUCTURES						
Detached Garage/Carport	12	\$ 168,424	\$ 2,878	17	\$ 247,738	\$ 4,204
Residential Accessory Building	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Residential Swimming Pool/Spa	0	\$ 0	\$ 0	0	\$ 0	\$ 0
SUBTOTAL:	12	\$ 168,424	\$ 2,878	17	\$ 247,738	\$ 4,204
3. MULTIFAMILY DWELLINGS						
Three- and Four-Family Apt. # UNITS: 0	0	\$ 0	\$ 0	2	\$ 880,400	\$ 5,807
Five- or More-Family Apt. # UNITS: 0	0	\$ 0	\$ 0	0	\$ 0	\$ 0
SUBTOTAL:	0	\$ 0	\$ 0	2	\$ 880,400	\$ 5,807
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.	11	\$ 916,610	\$ 5,215	13	\$ 5,687,064	\$ 26,037
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	\$ 6,870,975	\$ 28,309	13	\$ 8,899,413	\$ 44,101
Public Office/Assembly Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Public Works/Utilities Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Public Schools/Educational Buildings	4	\$ 48,000	\$ 837	6	\$ 1,696,516	\$ 9,257
Private Schools/Educational Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Retail/Commercial Buildings	2	\$ 105,000	\$ 1,210	9	\$ 492,000	\$ 5,551
Other NonResidential Buildings	0	\$ 0	\$ 0	4	\$ 583,832	\$ 4,282
Structures Other Than Buildings	5	\$ 631,955	\$ 4,899	7	\$ 672,455	\$ 5,512
SUBTOTAL:	25	\$ 8,572,540	\$ 40,469	52	\$ 18,031,280	\$ 94,740
6. ADVERTISING SIGNS						
On Premise Building Sign	12	\$ 40,440	\$ 1,055	24	\$ 72,735	\$ 1,902
On Premise Freestanding Sign	2	\$ 18,963	\$ 341	11	\$ 50,813	\$ 1,087
Off Premise Building Sign	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Off Premise Freestanding Sign	0	\$ 0	\$ 0	0	\$ 0	\$ 0
SUBTOTAL:	14	\$ 59,403	\$ 1,397	35	\$ 123,548	\$ 2,989
TOTAL: NEW CONSTRUCTION	89	\$ 17,977,652	\$ 111,090	186	\$ 37,910,133	\$ 244,056

PERMITS: EXISTING CONSTRUCTION

	THIRD QUARTER			FISCAL YEAR-TO-DATE		
	NO.	VALUATIONS	FEES	NO.	VALUATIONS	FEES
7. ADDN., REMODELS, REPAIRS, & DEMOS						
Residential Additions	2	\$ 36,476	\$ 581	8	\$ 218,675	\$ 3,158
Residential Repairs or Remodels	60	\$ 534,861	\$ 9,568	103	\$ 1,053,164	\$ 18,314
Residential Demolition (1 & 2 units) # UNITS: 6	7	\$ 47,500	\$ 961	7	\$ 47,500	\$ 961
Multifamily Demolition (3+ units) # UNITS: 0	0	\$ 0	\$ 0	1	\$ 7,000	\$ 139
Commercial/Industrial Additions	0	\$ 0	\$ 0	1	\$ 11,670	\$ 209
Commercial/Industrial Repairs or Remodels	21	\$ 8,027,429	\$ 42,772	49	\$ 8,979,492	\$ 53,873
Commercial/Industrial Demolition	0	\$ 0	\$ 0	1	\$ 17,250	\$ 289
SUBTOTAL:	90	\$ 8,646,266	\$ 53,882	170	\$ 10,334,752	\$ 76,944
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	90	\$ 8,646,266	\$ 53,882	170	\$ 10,334,752	\$ 76,944
GRAND TOTAL: NEW & EXISTING CONSTRUCTION	179	\$ 26,623,918	\$ 164,972	356	\$ 48,244,885	\$ 321,000

FEES COLLECTED

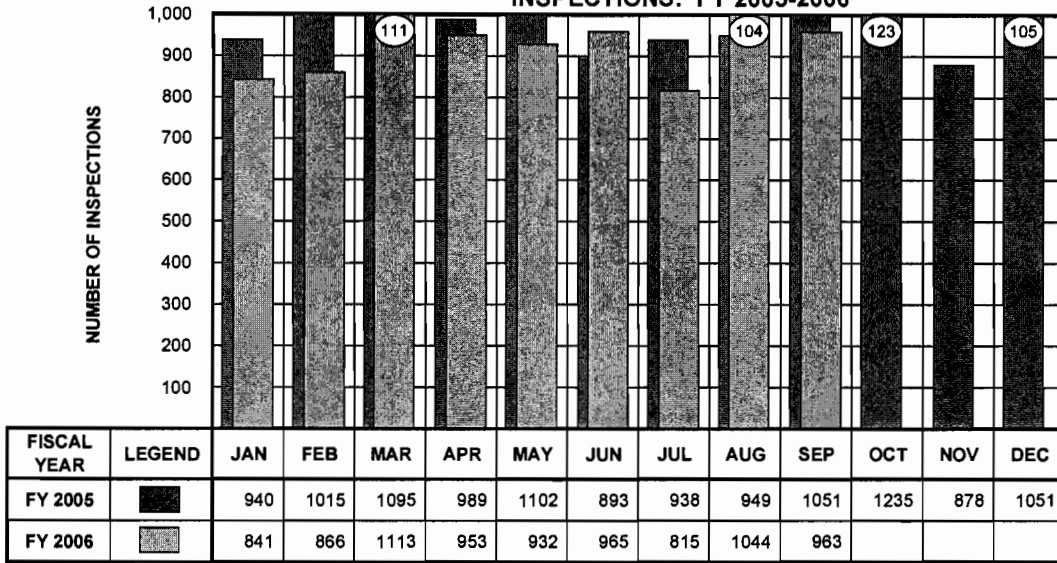
9. DEVELOPMENT SERVICES			10. OTHER DEPTS.		
	NO.	FEES		NO.	FEES
A. PLANNING AND ZONING			C. ENGINEERING SERVICES		
Zoning and Land Use	1	\$ 900	Water Plan Check	15	\$ 15,291
Land Division	20	\$ 46,710	Water Inspection	15	\$ 64,790
Environmental Review	9	\$ 3,600	Sewer Plan Check	13	\$ 14,689
Shoreline Permits	2	\$ 1,600	Sewer Inspection	13	\$ 65,000
Site Plan Review	25	\$ 3,450	Street Plan Check	29	\$ 20,977
Variances and Appeals	1	\$ 175	Street Inspection	16	\$ 20,642
Wireless Facility Permits	0	\$ 0	Bond Processing	14	\$ 1,500
Miscellaneous Planning & Zoning	60	\$ 4,854	Excavation Permit	73	\$ 8,320
B. BUILDING AND FIRE SAFETY			Stormwater Plan Check	19	\$ 4,501
Bldg/Mech Plan Checks	278	\$ 76,963	Stormwater Inspection	19	\$ 35,502
Building Permits	179	\$ 164,972	Telecom Franchise	0	\$ 0
Mechanical Permits	61	\$ 8,210	D. TOTAL DEPARTMENT FEES		
Plumbing Permits	70	\$ 9,016	PLANNING AND ZONING	118	\$ 61,289
Fill and Grading Permits	8	\$ 3,196	BUILDING & FIRE SAFETY	673	\$ 278,902
Underground Storage Tanks	2	\$ 80	ENGINEERING SERVICES	226	\$ 251,211
Footings and Foundations	0	\$ 0		1017	\$ 591,401
Fire Alarm/Fire Sprinkler	35	\$ 7,932	11. OTHER AGENCIES		
Investigation/Reinspection Fee	20	\$ 7,184	State Bldg Code Fee	169	\$ 763
Certificates of Occupancy	20	\$ 1,350	Sewer CDC (LOTT)	41	\$ 151,292
			School Impact, Olympia	0	\$ 0
			School SEPA, Tumwater	13	\$ 46,566

DEVELOPMENT FEES: FISCAL YEAR-TO-DATE COMPARISONS

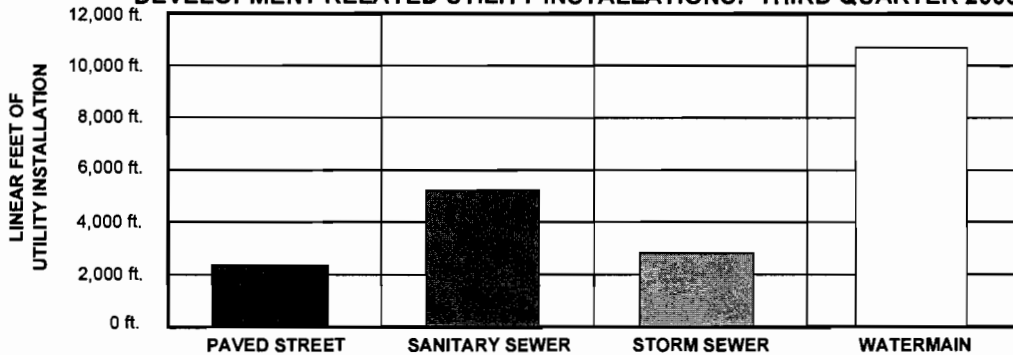
	NO. OF BLDG PERMITS	BLDG PERMIT VALUATION	BLDG PERMIT FEES COLLECTED	DEPT FEES COLLECTED
THIRD QUARTER 2005	116	\$ 29,926,507	\$ 167,938	\$ 339,920
THIRD QUARTER 2006	179	\$ 26,623,918	\$ 164,972	\$ 591,401
2005 CUMULATIVE	373	\$ 77,516,985	\$ 448,933	\$ 932,145
2006 CUMULATIVE	356	\$ 48,244,885	\$ 321,000	\$ 1,023,890
FY 2006 REVENUE SUMMARY:	139.3% OF FY 2006 REVENUE PROJECTIONS HAVE BEEN COLLECTED THROUGH 09/2006			
FY 2006 EXPENDITURE SUMMARY:	73.1% OF FY 2006 EXPENDITURE APPROPRIATION HAS BEEN SPENT THROUGH 09/2006			

Part III — Field Activity

INSPECTIONS: FY 2005-2006

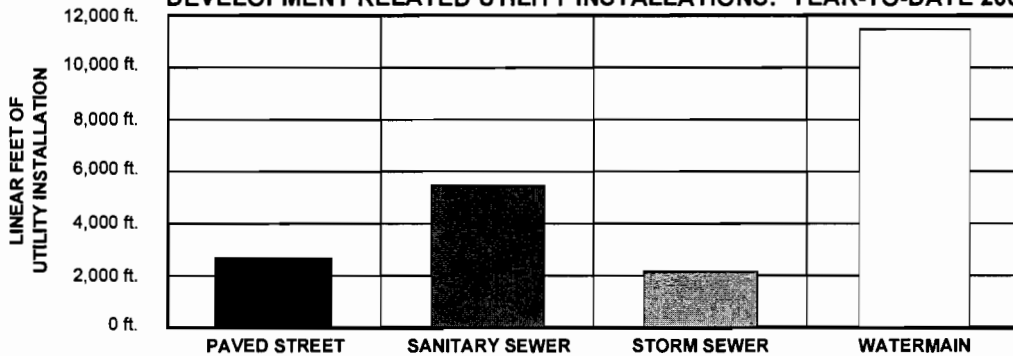


DEVELOPMENT RELATED UTILITY INSTALLATIONS: THIRD QUARTER 2006



TYPE OF UTILITY	LEGEND	LENGTH	VALUE
PAVED STREET	■	2,181 feet	360,991 feet
SANITARY SEWER	■	5,094 feet	743,370 feet
STORM SEWER	■	1,698 feet	83,821 feet
WATERMAIN	■	10,749 feet	527,922 feet
TOTAL		19,722 feet	\$ 1,716,104

DEVELOPMENT RELATED UTILITY INSTALLATIONS: YEAR-TO-DATE 2006



TYPE OF UTILITY	LEGEND	LENGTH	VALUE
PAVED STREET	■	2,617 feet	\$ 413,711
SANITARY SEWER	■	5,279 feet	\$ 772,400
STORM SEWER	■	2,054 feet	\$ 101,821
WATERMAIN	■	11,437 feet	\$ 571,764
TOTAL		21,387 feet	\$ 1,859,696