



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

**Part I — Development Applications
THIRD QUARTER 2008**

ENVIRONMENTAL REVIEW

Projects under environmental review during JULY-SEPTEMBER 2008 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 (July)	PS Berschauer LP 350 North Street SE	Construction of a 2-story, 9,174 sq. ft. office building on .30 acres zoned General Commercial (GC).
2. DNS (July)	Olympia Heliport Jim Gibson 1000 85th Avenue SE	Construction of a 15-foot wide by 270-foot long paved access road from the Olympia Heliport to the "Hardstand 25" taxiway.
3. DNS (July)	Planning & Facilities Tim Smith City-wide	Text amendments to Title 18 (Zoning) re: auto sales areas, to ensure that zoning regulations do not discourage auto sales businesses within appropriate areas of the city.
4. DNS (July)	Planning & Facilities David Ginther City-wide	Text amendments to Title 18 (Zoning) to add clarification & address inconsistencies to auto rpr. facilities, crematories, medical clinics, and driveway and garage setbacks.
5. DNS (September)	Hancor Storage Building Klopman Construction 6001 Belmore Street SW	Construction of a 4,960 sq. ft. metal warehouse for storage of materials related to the existing pipe manufacturing facility.
6. DNS (September)	Ordinance No. O2008-019 C.O.T. Planning & Facilities All properties within the city	Text amendments to Title 18 (Zoning), to adopt the model floodplain ordinance from the Washington State Department of Ecology.
7. DNS (September)	Hangar Paint Booth Adam Witcraft 7843 Old Highway 99 SE	Construction of a paint booth inside rented hangar.
8. MDNS (August)	Bonniewood Self-Storage John O'Connell Bonniewood Dr. & 72nd Ave.	Construction of two 2-story mini-storage buildings totaling 68,800 sq. ft. on 1.75 acres zoned Light Industrial (LI) and Airport Overlay (AP).
9. MDNS (August)	Pioneer Properties Mixed Use Vince Gildner 120 Tumwater Blvd. SW	Construction of a 2-story, 19,400 sq. ft. mixed use commercial building on 1.39 acres zoned Town Center Mixed Use.
10. MDNS (September)	DJJ Contractor Condos D.J.J. Investments, Jeff Powell South side of 78th Avenue	Construction of two 3,500 sq. ft. and one 7,000 sq. ft. light industrial buildings on 2.41 acres zoned Airport Related Industry (ARI).

HEARING EXAMINER

The Hearing Examiner held ONE public hearing during JULY-SEPTEMBER 2008.

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF HEARING
1. Administrative Appeal DSD-08-00171	Running Bear Mgmt., LLC Michelson / Knapp 93rd Avenue & Kimmie Street	Appeal of Administrative Determination (March 26, 2008) that found their grading permit application did not vest in development regulations existing at the time of filing.

DEVELOPMENT REVIEW PROJECTS

14 projects were reviewed by the DEVELOPMENT REVIEW COMMITTEE during JULY-SEPTEMBER 2008.

- FOUR 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 (July)	Smith Subdivision Martin Smith 2549 Chapparel Drive SW	Develop 5-acre parcel and build up to 20 homes.
2. Feasibility Review (July)	BKT Buildings David Knittle Beehive Industrial Park Lot 6	Construction of a 40 ft. by 60 ft. storage building and a 40 ft. by 100 ft. storage building on 1.17 acres.
3. Feasibility Review (August)	South Hill at Tumwater Triway / Jeff Pantier 4741 Joppa Lane SW	Develop 14.41 acres of single family residences on 101 lots.
4. Feasibility Review (September)	Stanton Court Short Plat TJMC Inv., Robert Patrick 6709 Stanton Court SW	Short plat approximately 0.5 acre into four lots, one for existing single-family detached residence and three lots for future single-family detached residences.
5. Preliminary Review (July)	Summit @ Tumwater Hill Casey Group, Paul Casey Barnes Blvd & Crosby Blvd	Construction of 47 senior housing units with 117 parking spaces on approximately 6.15 acres.
6. Preliminary Review (July)	Pipe Mfr. Warehouse Jason Munich, PaLand 6001 Belmore Road SW	Construction of approximately 5,040 sq. ft. storage building, with associated storm drainage retention area.
7. Preliminary Review (July)	Olympia Heliport Access Jim Gibson 1000 85th Avenue SE	Construction of a 15 ft. wide, 270 ft. long access road from Olympia Heliport, LLC to the Olympia's "Hardstand No. 25" on a 27.3 acre site.
8. Preliminary Review (August)	Tumwater Corporate Park Ted Knapp 93rd Avenue & Kimmie Street	Subdivision plat of approximately 83 acres.
9. Preliminary Review (September)	Harbor Wholesale Expansion Scott Erickson 7845 Center Street SW	Expand existing warehouse, with additional site improvements for truck loading docks, truck and employee parking, and storm water retention.
10. Preliminary Review (September)	Veterinary Hospital Relocation J. Chris Feely 7018 Littlerock Road SW	Construct a 7,500 sq. ft. veterinary hospital for small animals, with associated on-site improvements including paved parking and landscaping, on 1.9 acres.
11. Preliminary Review (September)	Custom Source Woodworking Kris O'Bannon 3108 29th Avenue SW	Tenant improvement of facility to accommodate an architectural woodwork manufacturing company.
12. Formal Review (July)	Pioneer Property Jim Schweickert Capitol Blvd & Tumwater Blvd	Construction of a 2-story building with 19,400 sq. ft. for office use, physical training/therapy facilities and a restaurant, with associate parking, on a 1.39 acre site
13. Formal Review (August)	Mountain View Church Larry Kaufman 940 Israel Road SW	Expand church by 13,470 sq. ft. for Fellowship Hall, administrative rooms, classrooms and restrooms. Parking lot expansion and associated site improvements.
14. Formal Review (September)	Hancor Storage Building Jason Munich, PaLand 6001 Belmore Road SW	Construction of a 5,040 sq ft. storage building, with a fire lane and associated storm drainage management area on 13.54 acres.



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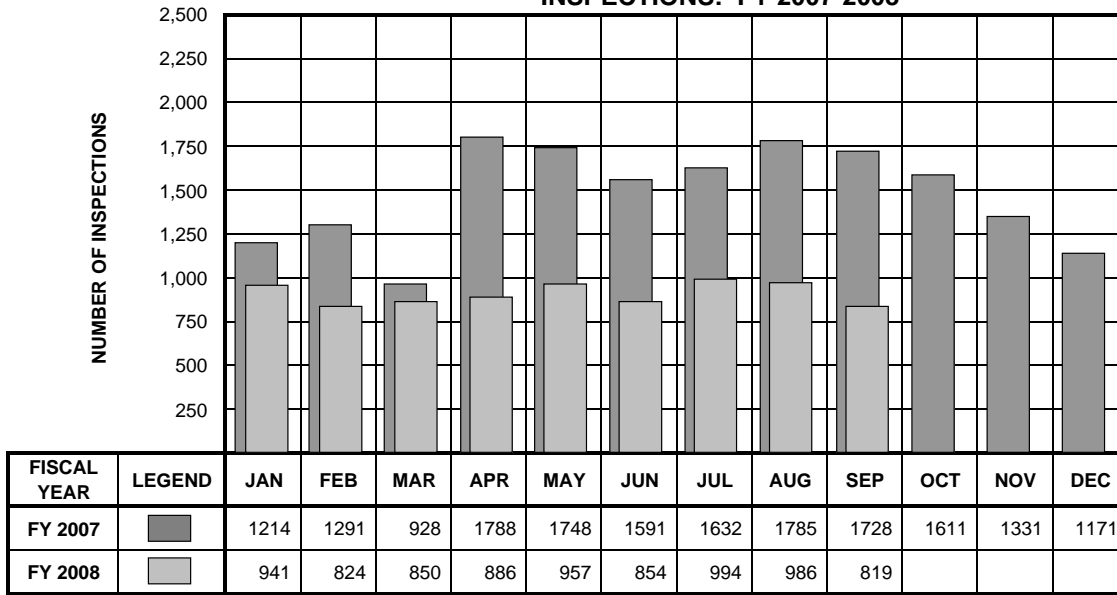
Part II — Fiscal Activity

**QUARTERLY DEVELOPMENT ACTIVITY REPORT
THIRD QUARTER 2008**

PERMITS, NEW CONSTRUCTION	THIRD QUARTER			FISCAL YEAR-TO-DATE		
	NO.	VALUATIONS	FEES	NO.	VALUATIONS	FEES
1. ONE AND TWO-FAMILY DWELLINGS						
Single Family, Detached	31	\$ 7,084,926	\$ 53,206	70	\$ 15,368,964	\$ 117,440
Single Family, Attached	0	\$ 0	\$ 0	4	\$ 844,911	\$ 6,473
Single Family, Manufactured	1	N/A	\$ 175	5	N/A	\$ 800
Single Family, Mobile Home	0	N/A	\$ 0	1	N/A	\$ 175
Two-Family Buildings # UNITS: 0	0	\$ 0	\$ 0	1	\$ 175,906	\$ 1,419
SUBTOTAL:	32	\$ 7,084,926	\$ 53,381	81	\$ 16,389,781	\$ 126,307
2. RESIDENTIAL ACCESSORY STRUCTURES						
Detached Garage/Carport	1	\$ 35,000	\$ 492	9	\$ 151,705	\$ 2,502
Residential Accessory Building	1	\$ 4,714	\$ 111	4	\$ 79,949	\$ 1,251
Residential Swimming Pool/Spa	0	\$ 0	\$ 0	0	\$ 0	\$ 0
SUBTOTAL:	2	\$ 39,714	\$ 604	13	\$ 231,654	\$ 3,753
3. MULTIFAMILY DWELLINGS						
Three- and Four-Family Apt. # UNITS: 0	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Five- or More-Family Apt. # UNITS: 0	0	\$ 0	\$ 0	0	\$ 0	\$ 0
SUBTOTAL:	0	\$ 0	\$ 0	0	\$ 0	\$ 0
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.	1	\$ 352,641	\$ 2,411	2	\$ 1,763,203	\$ 9,519
Commercial Parking Garages	1	\$ 8,555,064	\$ 33,188	1	\$ 8,555,064	\$ 33,188
Commercial Swimming Pool/Spa	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Service Stations/Repair Garages	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Hospitals/Institutional Buildings	1	\$ 30,903,000	\$ 114,755	1	\$ 30,903,000	\$ 114,755
Offices/Banks/Professional Bldgs.	1	\$ 90,000	\$ 924	5	\$ 7,472,404	\$ 29,325
Public Office/Assembly Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Public Works/Utilities Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Public Schools/Educational Buildings	1	\$ 4,900,000	\$ 19,844	2	\$ 4,904,525	\$ 19,955
Private Schools/Educational Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Retail/Commercial Buildings	2	\$ 235,000	\$ 2,091	5	\$ 823,276	\$ 6,416
Other NonResidential Buildings	0	\$ 0	\$ 0	1	\$ 176,000	\$ 1,419
Structures Other Than Buildings	4	\$ 385,400	\$ 2,938	14	\$ 578,900	\$ 5,550
SUBTOTAL:	11	\$ 45,421,104	\$ 176,149	31	\$ 55,176,372	\$ 220,128
6. ADVERTISING SIGNS						
On Premise Building Sign	1	\$ 2,800	\$ 83	19	\$ 55,144	\$ 1,432
On Premise Freestanding Sign	1	\$ 4,500	\$ 111	5	\$ 24,487	\$ 530
Off Premise Building Sign	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Off Premise Freestanding Sign	0	\$ 0	\$ 0	0	\$ 0	\$ 0
SUBTOTAL:	2	\$ 7,300	\$ 195	24	\$ 79,631	\$ 1,962
TOTAL: NEW CONSTRUCTION	47	\$ 52,553,044	\$ 230,329	149	\$ 71,877,438	\$ 352,150

Part III — Field Activity

INSPECTIONS: FY 2007-2008



DEVELOPMENT RELATED UTILITY INSTALLATIONS: THIRD QUARTER 2008



TYPE OF UTILITY	LEGEND	LENGTH	VALUE
PAVED STREET	Black	1,400 feet	262,371 feet
SANITARY SEWER	Dark Gray	1,636 feet	117,500 feet
STORM SEWER	Light Gray	391 feet	35,200 feet
WATERMAIN	White	4,055 feet	62,606 feet
TOTAL		7,482 feet	\$ 477,677

DEVELOPMENT RELATED UTILITY INSTALLATIONS: YEAR-TO-DATE 2008



TYPE OF UTILITY	LEGEND	LENGTH	VALUE
PAVED STREET	Black	4,721 feet	\$ 566,762
SANITARY SEWER	Dark Gray	11,547 feet	\$ 803,160
STORM SEWER	Light Gray	1,879 feet	\$ 116,880
WATERMAIN	White	13,331 feet	\$ 588,414
TOTAL		31,478 feet	\$ 2,075,216