



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

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

**ENVIRONMENTAL REVIEW**

Projects under environmental review during OCTOBER–DECEMBER 2006 include the following:

- 0   cases - Exempt from SEPA Review
- 2   cases - Determination of Non-Significance (DNS)
- 0   cases - Addendum to DNS
- 4   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 (October)	City of Tumwater Planning & Facilities. Critical areas	Various amendments to the City of Tumwater's Wetland Protection Ordinance and Fish & Wildlife protection Ordinance.
2. DNS (November)	B & S Real Estate Inv., LLC William Linnenkohl 2755 Mottman Road SE	Construction of a 3,433 sq. ft. addition to existing Olympia Physical Therapy building.
3. MDNS (October)	Triway Enterprises Steve Chan Trospen Rd. & Kirsop Rd.	TLP #1-06 (Trospen Woods) Preliminary plat approval to subdivide 38.86 acres into 57 single family home sites and four community tracts.
4. MDNS (December)	Jagroop Singh 2305 Chapparel Dr SW	Preliminary plat approval to divide 5.0 acres zone Residential Sensitive Resource and Open Space into 10 single-family home sites with an open space tract.
5. MDNS (December)	Ready Acres 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 an open space tract.
6. MDNS (December)	Aho Construction Fennel Place 3106, 3142 and 3144 54th	Preliminary plat approval to divide 19.62 acres zoned Single-Family Low Density Residential into 75 single-family home sites.

**HEARING EXAMINER**

The Hearing Examiner held ONE public hearings during OCTOBER–DECEMBER 2006.

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF HEARING
1. TLP #8-04 (October)	Kaufman Development LLC 88th Avenue between Cabot St SE and Tilley Rd SE	Preliminary plat approval to subdivide 42.79 acres zoned Light Industrial into 13 lots.

**DEVELOPMENT REVIEW PROJECTS**

28 projects were reviewed by the DEVELOPMENT REVIEW COMMITTEE during OCTOBER–DECEMBER 2006.

- NINETEEN feasibility, FIVE 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 (October)	New Sunset Office Building Kaufman Brothers 3200 Sunset Way	22,500 sq. ft. 3-story office building with parking.
2. Feasibility Review (October)	Tumwater Gardens EGPI / Mac Stanton / G. Lynn 230 Dennis St SE	30-unit condominium project consisting of either one or two 3-story buildings with parking.
3. Feasibility Review (October)	Chapparel Landing Anderson / Aldrich, HGP	Subdivision of 3.55 acres into 7 single-family residential lots.
4. Feasibility Review (October)	Ellis Commercial Corner Chi Dooh Li / Raymond Frey Tumwater Blvd. & Littlerock	Mini-mart, car wash, fuel pumps.
5. Feasibility Review (November)	Knittle Storage Building David Knittle Mottman Ind. Park Lot #4	Construction of 40 x 60 and 20 x 25 storage buildings.
6. Feasibility Review (November)	Pascher Short Plat Clint Pascher 4800 Brech Street	Short plat approximately 0.60 acres into 2 single-family residential lots.
7. Feasibility Review (November)	Ingrim Brech Short Plat Lee Ingrim Hartman Road & Brech Street	Short plat approximately 0.56 acres into 4 single-family residential lots.
8. Feasibility Review (November)	PSE Short Plat Puget Sound Energy Littlerock Road & 70th Ave.	Divide parcel into 2 lots.
9. Feasibility Review (November)	Apex Carting Center Prime Development Group Center Street & 80th Ave.	Slab on grade, steel framed go-carting center.
10. Feasibility Review (November)	Tumwater Terrace Peppin & Unger Development Crosby Blvd. & Barnes Blvd.	180-unit apartment development.
11. Feasibility Review (November)	Advance Equipment Mfr. Richard Hoverter 2950 26th Avenue	Use part of building for the manufacture of automated equipment, including installing a paint spray booth.
12. Feasibility Review (November)	Snyder Retail Mitch Snyder Littlerock Road	Develop NW corner of Littlerock and Israel with approximately 10,000 sq. ft. of retail space.
13. Feasibility Review (November)	J & S Old 99 Project Jon Hunter 7538 Old Highway 99 SE	Subdivide parcel and construct 9,700 sq. ft., 2-story office and 25,000 sq. ft. pre-engineered steel building.
14. Feasibility Review (November)	Pilchuck Maintenance Shop David Nelson, Pilchuck 2431 & 2435 93rd Ave. SW	19,800 sq. ft. maintenance shop (for fleet vehicle service and regional office use).
15. Feasibility Review (December)	Bach Estates C & C Engineering, LLC Woodland and Sapp Road	Residential 10-lot subdivision.
16. Feasibility Review (December)	Castle Entertainment Fun Ctr. James Morton 711 Tumwater Blvd.	Family entertainment center.

## DEVELOPMENT REVIEW PROJECTS (continued)

TYPE OF REVIEW		
17. Feasibility Review (December)	Benaroya Tumwater Ind. Park Benaroya Capital Co., LLC 2311 93rd Avenue SW	54.45 acre development for industrial / distribution type buildings.
18. Feasibility Review (December)	Dennis Estates Glen Rossi 320 Dennis Street SE	Divide parcel into 5 lots
19. Feasibility Review (December)	Trosper Ridge JS Holbrook & Co., LLC 2816 54th Avenue SW	Divide approximately 8.88 acres into 40 single-family lots.
20. Preliminary Review (October)	Tumwater Corporate Park Ted Knapp / Kenosha Leasing	83-acre industrial / business park with approximately 8 acres of support services.
21. Preliminary Review (October)	Shinn Estates PacWest / Kurt Erickson 6700 Henderson Blvd. SE	16-lot planned unit development.
22. Preliminary Review (November)	Thurston Cty. Accountability Robyn Sederberg Mottman Industrial Park	Phased criminal justice facility.
23. Preliminary Review (November)	Barnett Implement Hatton Godat Pantier 7530 Old Highway 99 SE	9,900 sq. ft. building for equipment sales and service.
24. Preliminary Review (December)	Parsons Office Plaza RW Droll, Landscape Architect	Multi-story, private / public office and retail building on 2.36 acres.
25. Formal Review (October)	Prologis Group MacKenzie / Port 7845 Center St SW	Warehouse distribution center.
26. Formal Review (October)	Brech Short Plat Chris Merritt / Lee Ingram 4711 Brech St SE	4-lot short plat.
27. Formal Review (December)	Ruby Street Development Krista & Thomas Lowe 230 Ruby Street SE	Construction of 2 duplexes
28. Formal Review (December)	United Pipe Joseph Donnette 3010 37th Avenue SW	15,000 sq.ft. warehouse and retails sales building.



**CITY OF TUMWATER  
DEVELOPMENT SERVICES DEPARTMENT**

**Part II — Fiscal Activity**

**QUARTERLY DEVELOPMENT ACTIVITY REPORT  
FOURTH QUARTER 2006**

PERMITS, NEW CONSTRUCTION	FOURTH QUARTER			FISCAL YEAR-TO-DATE		
	NO.	VALUATIONS	FEES	NO.	VALUATIONS	FEES
<b>1. ONE AND TWO-FAMILY DWELLINGS</b>						
Single Family, Detached	15	\$ 4,541,565	\$ 31,981	75	\$ 21,600,786	\$ 154,396
Single Family, Attached	0	\$ 0	\$ 0	2	\$ 379,080	\$ 2,996
Single Family, Manufactured	3	N/A	\$ 525	16	N/A	\$ 2,850
Single Family, Mobile Home	0	N/A	\$ 0	1	N/A	\$ 175
Two-Family Buildings <span style="float: right;"># UNITS: 8</span>	4	\$ 741,662	\$ 5,901	8	\$ 1,930,529	\$ 14,306
<b>SUBTOTAL:</b>	<b>22</b>	<b>\$ 5,283,227</b>	<b>\$ 38,407</b>	<b>102</b>	<b>\$ 23,910,395</b>	<b>\$ 174,723</b>
<b>2. RESIDENTIAL ACCESSORY STRUCTURES</b>						
Detached Garage/Carport	5	\$ 57,418	\$ 1,046	22	\$ 305,156	\$ 5,251
Residential Accessory Building	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Residential Swimming Pool/Spa	0	\$ 0	\$ 0	0	\$ 0	\$ 0
<b>SUBTOTAL:</b>	<b>5</b>	<b>\$ 57,418</b>	<b>\$ 1,046</b>	<b>22</b>	<b>\$ 305,156</b>	<b>\$ 5,251</b>
<b>3. MULTIFAMILY DWELLINGS</b>						
Three- and Four-Family Apt. <span style="float: right;"># UNITS: 8</span>	2	\$ 815,798	\$ 5,437	4	\$ 1,696,198	\$ 11,244
Five- or More-Family Apt. <span style="float: right;"># UNITS: 5</span>	1	\$ 527,056	\$ 3,367	1	\$ 527,056	\$ 3,367
<b>SUBTOTAL:</b>	<b>3</b>	<b>\$ 1,342,854</b>	<b>\$ 8,804</b>	<b>5</b>	<b>\$ 2,223,254</b>	<b>\$ 14,611</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.	1	\$ 992,946	\$ 5,576	14	\$ 6,680,010	\$ 31,613
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.	0	\$ 0	\$ 0	13	\$ 8,899,413	\$ 44,101
Public Office/Assembly Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Public Works/Utilities Buildings	1	\$ 25,000	\$ 391	1	\$ 25,000	\$ 391
Public Schools/Educational Buildings	1	\$ 12,001	\$ 223	7	\$ 1,708,517	\$ 9,480
Private Schools/Educational Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Retail/Commercial Buildings	4	\$ 2,008,540	\$ 11,056	13	\$ 2,500,540	\$ 16,607
Other NonResidential Buildings	2	\$ 55,000	\$ 814	6	\$ 638,832	\$ 5,096
Structures Other Than Buildings	1	\$ 312,000	\$ 2,181	8	\$ 984,455	\$ 7,693
<b>SUBTOTAL:</b>	<b>10</b>	<b>\$ 3,405,487</b>	<b>\$ 20,241</b>	<b>62</b>	<b>\$ 21,436,767</b>	<b>\$ 114,981</b>
<b>6. ADVERTISING SIGNS</b>						
On Premise Building Sign	8	\$ 74,685	\$ 1,221	32	\$ 147,420	\$ 3,124
On Premise Freestanding Sign	6	\$ 71,442	\$ 1,239	17	\$ 122,255	\$ 2,326
Off Premise Building Sign	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Off Premise Freestanding Sign	0	\$ 0	\$ 0	0	\$ 0	\$ 0
<b>SUBTOTAL:</b>	<b>14</b>	<b>\$ 146,127</b>	<b>\$ 2,460</b>	<b>49</b>	<b>\$ 269,675</b>	<b>\$ 5,450</b>
<b>TOTAL: NEW CONSTRUCTION</b>	<b>54</b>	<b>\$ 10,235,113</b>	<b>\$ 70,958</b>	<b>240</b>	<b>\$ 48,145,246</b>	<b>\$ 315,014</b>

**PERMITS: EXISTING CONSTRUCTION**

**FOURTH QUARTER**

**FISCAL YEAR-TO-DATE**

	NO.	VALUATIONS	FEES	NO.	VALUATIONS	FEES
<b>7. ADDN., REMODELS, REPAIRS, &amp; DEMOS</b>						
Residential Additions	3	\$ 98,574	\$ 1,380	11	\$ 317,249	\$ 4,538
Residential Repairs or Remodels	14	\$ 177,443	\$ 2,509	117	\$ 1,230,607	\$ 20,823
Residential Demolition (1 & 2 units) # UNITS: 1	1	\$ 6,000	\$ 125	8	\$ 53,500	\$ 1,086
Multifamily Demolition (3+ units) # UNITS: 0	0	\$ 0	\$ 0	1	\$ 7,000	\$ 139
Commercial/Industrial Additions	3	\$ 1,363,090	\$ 8,685	4	\$ 1,374,760	\$ 8,894
Commercial/Industrial Repairs or Remodels	14	\$ 2,640,456	\$ 14,619	63	\$ 11,619,948	\$ 68,493
Commercial/Industrial Demolition	3	\$ 33,700	\$ 600	4	\$ 50,950	\$ 889
<b>SUBTOTAL:</b>	<b>38</b>	<b>\$ 4,319,262</b>	<b>\$ 27,918</b>	<b>208</b>	<b>\$ 14,654,014</b>	<b>\$ 104,862</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>38</b>	<b>\$ 4,319,262</b>	<b>\$ 27,918</b>	<b>208</b>	<b>\$ 14,654,014</b>	<b>\$ 104,862</b>
<b>GRAND TOTAL: NEW &amp; EXISTING CONSTRUCTION</b>	<b>92</b>	<b>\$ 14,554,375</b>	<b>\$ 98,876</b>	<b>448</b>	<b>\$ 62,799,260</b>	<b>\$ 419,876</b>

**FEES COLLECTED**

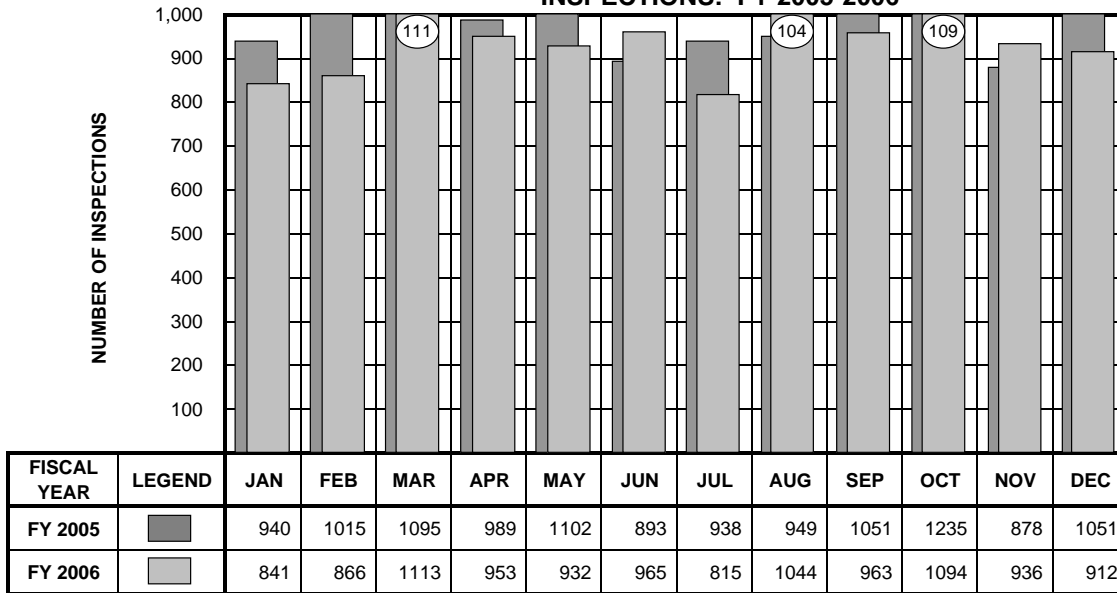
<b>9. DEVELOPMENT SERVICES</b>			<b>C. ENGINEERING SERVICES</b>		
	NO.	FEES		NO.	FEES
<b>A. PLANNING AND ZONING</b>			<b>D. TOTAL DEPARTMENT FEES</b>		
Zoning and Land Use	0	\$ 0	PLANNING AND ZONING	99	\$ 34,861
Land Division	12	\$ 23,605	BUILDING & FIRE SAFETY	448	\$ 200,202
Environmental Review	5	\$ 2,000	ENGINEERING SERVICES	179	\$ 166,554
Shoreline Permits	0	\$ 0		<b>726</b>	<b>\$ 401,617</b>
Site Plan Review	26	\$ 3,650			
Variances and Appeals	2	\$ 1,200			
Wireless Facility Permits	0	\$ 0			
Miscellaneous Planning & Zoning	54	\$ 4,406			
<b>B. BUILDING AND FIRE SAFETY</b>					
Bldg/Mech Plan Checks	194	\$ 73,366			
Building Permits	92	\$ 98,876			
Mechanical Permits	60	\$ 9,213			
Plumbing Permits	54	\$ 6,511			
Fill and Grading Permits	4	\$ 2,129			
Underground Storage Tanks	6	\$ 3,276			
Footings and Foundations	0	\$ 0			
Fire Alarm/Fire Sprinkler	21	\$ 5,050			
Investigation/Reinspection Fee	8	\$ 980			
Certificates of Occupancy	9	\$ 800			
<b>10. OTHER DEPTS.</b>			<b>10. OTHER DEPTS (cont)</b>		
Water Connection	33	\$ 136,608	Impact Fee, Roads	28	\$ 156,691
Water Meter Drop	26	\$ 8,560	Impact Fee, Parks	24	\$ 18,928
Water Install	8	\$ 4,985	Impact Fee, Fire	42	\$ 16,926
Sewer Connection	27	\$ 158,998	Traffic Mitigation	7	\$ 23,722
Sewer Tap	2	\$ 200	Street Vacation	0	\$ 0
Sewer Permit	0	\$ 0			
Sewermain Fee-In-Lieu-Of (FILO)	0	\$ 0	<b>11. OTHER AGENCIES</b>		
Frontage Improvement FILO	0	\$ 0	State Bldg Code Fee	92	\$ 442
Neighborhood Parks FILO	0	\$ 0	Sewer CDC (LOTT)	27	\$ 293,106
Regional Storm Drain	0	\$ 0	School Impact, Olympia	1	\$ 4,336
			School SEPA, Tumwater	9	\$ 56,990

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

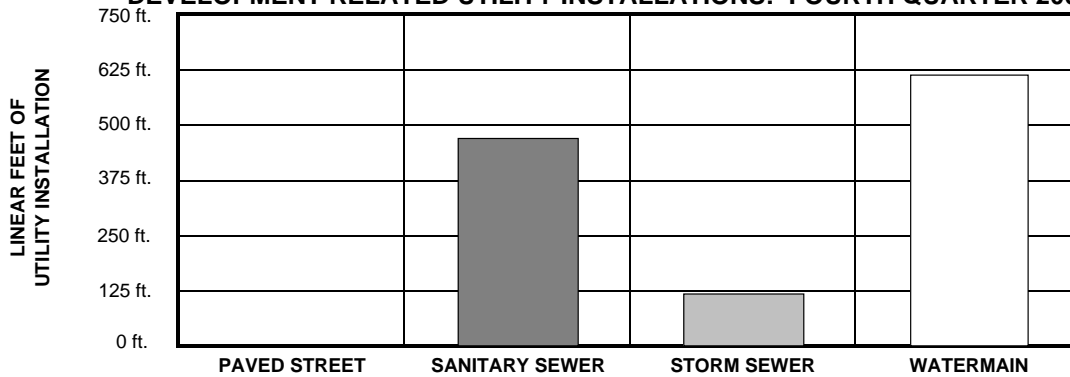
	NO. OF BLDG PERMITS	BLDG PERMIT VALUATION	BLDG PERMIT FEES COLLECTED	DEPT FEES COLLECTED
FOURTH QUARTER 2005	111	\$ 16,980,869	\$ 117,326	\$ 287,535
FOURTH QUARTER 2006	92	\$ 14,554,375	\$ 98,876	\$ 401,617
2005 CUMULATIVE	484	\$ 94,497,854	\$ 566,258	\$ 1,219,680
2006 CUMULATIVE	448	\$ 62,799,260	\$ 419,876	\$ 1,425,507
<b>FY 2006 REVENUE SUMMARY:</b>	<b>193.9% OF FY 2006 REVENUE PROJECTIONS HAVE BEEN COLLECTED THROUGH 12/2006</b>			
<b>FY 2006 EXPENDITURE SUMMARY:</b>	<b>103.3% OF FY 2006 EXPENDITURE APPROPRIATION HAS BEEN SPENT THROUGH 12/2006</b>			

Part III — Field Activity

INSPECTIONS: FY 2005-2006



DEVELOPMENT RELATED UTILITY INSTALLATIONS: FOURTH QUARTER 2006



TYPE OF UTILITY	LEGEND	LENGTH	VALUE
PAVED STREET	■	0 feet	10,588 feet
SANITARY SEWER	■	472 feet	29,177 feet
STORM SEWER	■	122 feet	5,423 feet
WATERMAIN	■	618 feet	29,200 feet
<b>TOTAL</b>		<b>1,212 feet</b>	<b>\$ 74,388</b>

DEVELOPMENT RELATED UTILITY INSTALLATIONS: YEAR-TO-DATE 2006



TYPE OF UTILITY	LEGEND	LENGTH	VALUE
PAVED STREET	■	2,617 feet	\$ 424,299
SANITARY SEWER	■	5,751 feet	\$ 801,577
STORM SEWER	■	2,176 feet	\$ 107,244
WATERMAIN	■	12,055 feet	\$ 600,964
<b>TOTAL</b>		<b>22,599 feet</b>	<b>\$ 1,934,084</b>