



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

**Part I — Development Applications  
FOURTH QUARTER 2007**

**ENVIRONMENTAL REVIEW**

Projects under environmental review during OCTOBER–DECEMBER 2007 include the following:

- 0   cases - Exempt from SEPA Review
- 4   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)	Sitts & Hill Engineers Brent Leslie Malin Lane SW	Modification of the DNS to allow for comments from the WA State Dept. of Fish and Wildlife re: Construction of an 8,500 square foot airplane hangar within the (ARI) zone
2. DNS (October)	Jim Gibson, PE 7637 A Old Hwy 99 SW	DRC 07-0046 Formal site plan approval to construct a 15 stall parking lot for an existing 11,200 square-foot aircraft hangar.
3. DNS (October)	City of Tumwater Planning & Facilities All properties within the City	CFP project worksheets and financial plans for the Gen. Gov. Fund, Transportation Fund, Water Fund, Sewer Utility Fund and the Storm Sewer Fund.
4. DNS (December)	City of Tumwater Planning & Facilities All Properties within the City	Amendments to Title 18 of the TMC. Chapter 18.60 sets forth the process for considering changes to City's comprehensive plan & development regs.
5. MDNS (October)	JK Enterprises / Jeff Afdem Old Highway 99	TLP #3-06 and PUD #2-06 Bradbury Estates. Divide 29.56 acres into 91 detached single-family home sites and 108 attached single-family home sites.
6. MDNS (November)	Andrew Holmes 1423 65th Avenue	Subdivide 0.97 acre, zoned Single-Family Medium Density (SFM) 6 to 9 dwelling units per acre, into four lots.
7. MDNS (December)	D&W Dev., J&S Old 99 LLC Barnett Implement 7530 & 7538 Old Hwy 99 SE	Phase 1 / Construction of a 9,500 sq. ft. retail showroom, 9,743 sq. ft. office and a 25,000 sq. ft. warehouse / manufacturing facility.
8. MDNS (December)	AGB Investments, LLC Mike Brewer 1145 85th Avenue SE	Construction of 25,000 sq. ft light-industrial manufacturing facility including landscaping, parking, storm drainage, septic system, utility extensions, frontage improvements.

**HEARING EXAMINER CASES**

The Hearing Examiner held EIGHT public hearings during OCTOBER–DECEMBER 2007.

TYPE OF CASE	APPLICANT/ LOCATION	TYPE OF HEARING
1. DRC #04-0066 (6 Appeals) (October)	Appellants: United Food and Commercial Workers 5900 Littlerock Road SW	Appeals of the adequacy of the FSEIS, administrative determination to approve site plan, and the transportation concurrency ruling for Wal-Mart project.

**HEARING EXAMINER CASES (continued)**

TYPE OF CASE	APPLICANT/ LOCATION	TYPE OF HEARING
2. PUD #1-07 TLP #2-07 (October)	Jim Shinn Shinn Estates 6700 Henderson Blvd SE	Subdivide 5.2 acres of land zoned single-family low-density residential (SFL) and greenbelt (GB) into 16 residential lots.
3. TLP #3-06 PUD #2-06 (November)	J.K. Enterprises Jeff Afdem West of Old Hwy 99 SE	Subdivide 29.56 acres into 91 detached single-family home sites and 108 attached single-family home sites for a total of 199 units.
4. TLP #10-06 PUD #7-06 (November)	Chinook Landing, LLC West of Henderson Blvd. and north of Tumwater Blvd.	Subdivide 39.08 acres zoned Single-Family Low Density Residential into 99 lots for single-family homes.
5. SMA #4-06 (November)	Tumwater Public Works Dept. Deschutes Parkway between Boston St Bridge and Grant	Shoreline Permit for the Deschutes Parkway Sidewalk and Bicycle improvements.
6. RUE #2-07 (November)	Chris Bonds Construction LLC Chris Bonds	Reduce a 100-foot wide wetland buffer associated with a Category II wetland to 50 feet for the purpose of constructing a single-family residence with amenities.
7. RUE #1-07 (November)	Chris Bonds Construction LLC Chris Bonds	Reduce 100-ft wide wetland buffer assoc. with a Cat.-II wetland to 50 ft. & reduce 50-ft. wide wetland buffer assoc. with a Cat. IV wetland to 10 ft. to construct home.
8. SMA #3-06 (November)	Tumwater Public Works Dept. Custer, Simmons, Grant, Old Brewery, Schmidt Place	Shoreline Permit for the Custer Way Sewer and Water improvements.

**DEVELOPMENT REVIEW PROJECTS**

14 projects were reviewed by the DEVELOPMENT REVIEW COMMITTEE during OCTOBER–DECEMBER 2007.

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

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF PROJECT
1. Feasibility Review (October)	Police Department Expansion City of Tumwater / J. Vrabel 555 Israel Road SW	Addition of 2,500-3,00 sq. ft. to the existing Police Station.
2. Feasibility Review (November)	Office Trailer Additions Makali Investments 2520 50th Avenue	Addition of two office trailers.
3. Feasibility Review (November)	Tumwater Veterinary Hospital Relocation - Greg Bennett 7018 Littlerock Road SW	Construction of a 5,000 sq. ft., fully contained veterinary hospital.
4. Feasibility Review (November)	Belmore Station Bob and Tom Livingston 3245 66th Avenue SW	Subdivide 5 acre parcel into lots.
5. Feasibility Review (November)	Big Toys Addition J/4 Assoc. / Randy Johnson 7721 New Market Street SW	Addition of 7,200 sq. ft. to existing building.
6. Feasibility Review (December)	Ridgeview Office Park BSP Ridgeview Office Park, LLC 1760-1890 Barnes Blvd SW	Create Binding Site Plan for all nine buildings, to allow sale of individual buildings on separate lots.
7. Feasibility Review (December)	Neal Short Plat Paul A. Neal 324 N 6th Avenue SW	Create one additional residential building site.
8. Preliminary Review (October)	85th Av Commercial Dev. Skillings Connolly / B. Ewing 1145 85th Avenue SE	Construction of a 25,000 sq. ft. light industrial manufacturing facility with site improvements.

## HEARING EXAMINER CASES (continued)

TYPE OF REVIEW	APPLICANT/ LOCATION	TYPE OF PROJECT
9. Preliminary Review (November)	Rainier Campus aka New Mkt. Plaza - Glenn Wells	Construction of a 157,000 sq. ft., 5-story office building and 12,000 sq. ft. retail / office space with a 5-story parking garage.
10. Preliminary Review (November)	New School District Office Dave Spiller 419 Linwood Avenue SW	Construction of a 22,691 sq. ft. administration building to replace existing administration building. Demolition of existing building at completion of new construction.
11. Preliminary Review (November)	Tumwater Commercial Property - Chris Aldrich 5326 Littlerock Road SW	Develop commercial property within the Fred Meyer retail complex (The Wave Carwash).
12. Preliminary Review (November)	Ridgeview Office Park Lot Expansion - Curt Heinhold 1760 - 1890 Barnes Blvd. SW	Six-stall parking lot expansion.
13. Preliminary Review (December)	Parsons Plaza II Bob Droll Tumwater Blvd. & New	Three-story office/retail building, with one-level parking garage under the second/third floors and additional surface parking.
14. Formal Review (November)	85th Ave. Coml. Development Bryan Ewing / AGB Investmts. 11455 85th Avenue SE	Construction of a 25,000 sq. ft. warehouse / light manufacturing facility, with site improvements.



**CITY OF TUMWATER  
DEVELOPMENT SERVICES DEPARTMENT**

**Part II — Fiscal Activity**

**QUARTERLY DEVELOPMENT ACTIVITY REPORT  
FOURTH QUARTER 2007**

**PERMITS, NEW CONSTRUCTION**

**FOURTH QUARTER**

**FISCAL YEAR-TO-DATE**

<b>1. ONE AND TWO-FAMILY DWELLINGS</b>	<b>NO.</b>	<b>VALUATIONS</b>	<b>FEES</b>	<b>NO.</b>	<b>VALUATIONS</b>	<b>FEES</b>
Single Family, Detached	20	\$ 4,584,226	\$ 34,452	128	\$ 27,909,103	\$ 210,467
Single Family, Attached	0	\$ 0	\$ 0	4	\$ 541,689	\$ 4,781
Single Family, Manufactured	1	N/A	\$ 175	7	N/A	\$ 925
Single Family, Mobile Home	0	N/A	\$ 0	0	N/A	\$ 0
Two-Family Buildings <span style="float: right;"># UNITS: 0</span>	0	\$ 0	\$ 0	5	\$ 1,025,652	\$ 7,236
<b>SUBTOTAL:</b>	<b>21</b>	<b>\$ 4,584,226</b>	<b>\$ 34,627</b>	<b>144</b>	<b>\$ 29,476,444</b>	<b>\$ 223,410</b>
<b>2. RESIDENTIAL ACCESSORY STRUCTURES</b>	<b>NO.</b>	<b>VALUATIONS</b>	<b>FEES</b>	<b>NO.</b>	<b>VALUATIONS</b>	<b>FEES</b>
Detached Garage/Carport	14	\$ 282,686	\$ 4,610	24	\$ 443,226	\$ 6,937
Residential Accessory Building	0	\$ 0	\$ 0	1	\$ 0	\$ 0
Residential Swimming Pool/Spa	0	\$ 0	\$ 0	0	\$ 0	\$ 0
<b>SUBTOTAL:</b>	<b>14</b>	<b>\$ 282,686</b>	<b>\$ 4,610</b>	<b>25</b>	<b>\$ 443,226</b>	<b>\$ 6,937</b>
<b>3. MULTIFAMILY DWELLINGS</b>	<b>NO.</b>	<b>VALUATIONS</b>	<b>FEES</b>	<b>NO.</b>	<b>VALUATIONS</b>	<b>FEES</b>
Three- and Four-Family Apt. <span style="float: right;"># UNITS: 0</span>	0	\$ 0	\$ 0	2	\$ 692,837	\$ 4,754
Five- or More-Family Apt. <span style="float: right;"># UNITS: 8</span>	1	\$ 815,723	\$ 4,735	22	\$ 15,732,706	\$ 89,923
<b>SUBTOTAL:</b>	<b>1</b>	<b>\$ 815,723</b>	<b>\$ 4,735</b>	<b>24</b>	<b>\$ 16,425,543</b>	<b>\$ 94,677</b>
<b>4. RESIDENTIAL NONHOUSEKEEPING</b>	<b>NO.</b>	<b>VALUATIONS</b>	<b>FEES</b>	<b>NO.</b>	<b>VALUATIONS</b>	<b>FEES</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>	<b>NO.</b>	<b>VALUATIONS</b>	<b>FEES</b>	<b>NO.</b>	<b>VALUATIONS</b>	<b>FEES</b>
Amusement/Recreational	2	\$ 990,414	\$ 6,614	3	\$ 2,847,778	\$ 15,354
Churches/Religious Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Industrial/Manufacturing Bldgs.	1	\$ 514,500	\$ 3,305	1	\$ 514,500	\$ 3,305
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.	5	\$ 1,968,000	\$ 12,570	14	\$ 2,968,870	\$ 21,367
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	\$ 9,500	\$ 181	1	\$ 9,500	\$ 181
Private Schools/Educational Buildings	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Retail/Commercial Buildings	4	\$ 709,720	\$ 5,722	8	\$ 1,334,680	\$ 10,726
Other NonResidential Buildings	3	\$ 34,800	\$ 167	6	\$ 266,800	\$ 2,042
Structures Other Than Buildings	1	\$ 45,000	\$ 1,035	14	\$ 1,125,017	\$ 10,366
<b>SUBTOTAL:</b>	<b>17</b>	<b>\$ 4,271,934</b>	<b>\$ 29,593</b>	<b>47</b>	<b>\$ 9,067,146</b>	<b>\$ 63,340</b>
<b>6. ADVERTISING SIGNS</b>	<b>NO.</b>	<b>VALUATIONS</b>	<b>FEES</b>	<b>NO.</b>	<b>VALUATIONS</b>	<b>FEES</b>
On Premise Building Sign	5	\$ 18,099	\$ 636	20	\$ 79,338	\$ 1,984
On Premise Freestanding Sign	3	\$ 14,000	\$ 319	11	\$ 54,500	\$ 1,165
Off Premise Building Sign	0	\$ 0	\$ 0	0	\$ 0	\$ 0
Off Premise Freestanding Sign	0	\$ 0	\$ 0	0	\$ 0	\$ 0
<b>SUBTOTAL:</b>	<b>8</b>	<b>\$ 32,099</b>	<b>\$ 954</b>	<b>31</b>	<b>\$ 133,838</b>	<b>\$ 3,149</b>
<b>TOTAL: NEW CONSTRUCTION</b>	<b>61</b>	<b>\$ 9,986,667</b>	<b>\$ 74,518</b>	<b>271</b>	<b>\$ 55,546,196</b>	<b>\$ 391,512</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	\$ 76,463	\$ 1,173	11	\$ 389,776	\$ 5,197
Residential Repairs or Remodels	26	\$ 650,054	\$ 6,668	107	\$ 1,489,824	\$ 21,288
Residential Demolition (1 & 2 units) # UNITS: 0	0	\$ 0	\$ 0	2	\$ 27,500	\$ 475
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	22	\$ 1,050,400	\$ 9,816	67	\$ 2,532,163	\$ 28,005
Commercial/Industrial Demolition	1	\$ 300	\$ 24	5	\$ 31,950	\$ 646
<b>SUBTOTAL:</b>	<b>52</b>	<b>\$ 1,777,217</b>	<b>\$ 17,681</b>	<b>194</b>	<b>\$ 4,489,883</b>	<b>\$ 55,959</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>52</b>	<b>\$ 1,777,217</b>	<b>\$ 17,681</b>	<b>194</b>	<b>\$ 4,489,883</b>	<b>\$ 55,959</b>
<b>GRAND TOTAL: NEW &amp; EXISTING CONSTRUCTION</b>	<b>113</b>	<b>\$ 11,763,885</b>	<b>\$ 92,199</b>	<b>465</b>	<b>\$ 60,036,079</b>	<b>\$ 447,471</b>

**FEES COLLECTED**

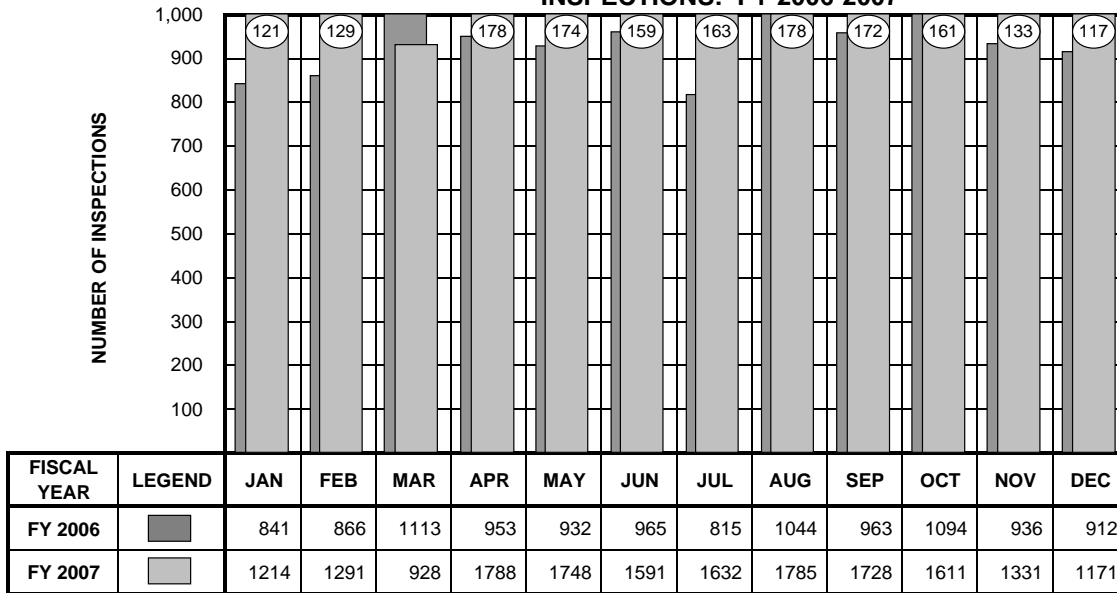
	NO.	FEES		NO.	FEES
<b>9. DEVELOPMENT SERVICES</b>			<b>C. ENGINEERING SERVICES</b>		
<b>A. PLANNING AND ZONING</b>			Water Plan Check	4	\$ 3,040
Zoning and Land Use	1	\$ 900	Water Inspection	4	\$ 11,601
Land Division	7	\$ 10,070	Sewer Plan Check	4	\$ 3,296
Environmental Review	5	\$ 2,000	Sewer Inspection	3	\$ 13,719
Shoreline Permits	1	\$ 900	Street Plan Check	3	\$ 2,328
Site Plan Review	16	\$ 2,850	Street Inspection	1	\$ 1,170
Variances and Appeals	2	\$ 200	Bond Processing	2	\$ 200
Wireless Facility Permits	0	\$ 0	Excavation Permit	39	\$ 4,943
Miscellaneous Planning & Zoning	49	\$ 3,390	Stormwater Plan Check	4	\$ 1,542
<b>B. BUILDING AND FIRE SAFETY</b>			Stormwater Inspection	4	\$ 3,029
Bldg/Mech Plan Checks	204	\$ 54,054	Telecom Franchise	0	\$ 0
Building Permits	113	\$ 92,199	Third-Party Review & Inspector	1	\$ 4,000
Mechanical Permits	56	\$ 5,064	<b>D. TOTAL DEPARTMENT FEES</b>		
Plumbing Permits	56	\$ 5,545	PLANNING AND ZONING	81	\$ 20,310
Fill and Grading Permits	2	\$ 446	BUILDING & FIRE SAFETY	502	\$ 173,620
Underground Storage Tanks	1	\$ 100	ENGINEERING SERVICES	69	\$ 48,867
Footings and Foundations	0	\$ 0		<b>652</b>	<b>\$ 242,797</b>
Fire Alarm/Fire Sprinkler	42	\$ 9,459			
Investigation/Reinspection Fee	19	\$ 6,179			
Certificates of Occupancy	9	\$ 575			
<b>10. OTHER DEPTS.</b>			<b>10. OTHER DEPTS (cont)</b>		
Water Connection	37	\$ 136,292	Impact Fee, Roads	32	\$ 200,781
Water Meter Drop	35	\$ 11,250	Impact Fee, Parks	21	\$ 14,251
Water Install	1	\$ 1,250	Impact Fee, Fire	61	\$ 17,162
Sewer Connection	34	\$ 75,643	Traffic Mitigation	7	\$ 97,567
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	113	\$ 523
Frontage Improvement FILO	1	\$ 2,700	Sewer CDC (LOTT)	34	\$ 142,086
Neighborhood Parks FILO	0	\$ 0	School Impact, Olympia	1	\$ 5,042
Regional Storm Drain	0	\$ 0	School SEPA, Tumwater	11	\$ 47,238

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

	NO. OF BLDG PERMITS	BLDG PERMIT VALUATION	BLDG PERMIT FEES COLLECTED	DEPT FEES COLLECTED
FOURTH QUARTER 2006	92	\$ 14,554,375	\$ 98,876	\$ 401,617
FOURTH QUARTER 2007	113	\$ 11,763,885	\$ 92,199	\$ 242,797
2006 CUMULATIVE	448	\$ 62,799,260	\$ 419,876	\$ 1,425,507
2007 CUMULATIVE	529	\$ 67,824,090	\$ 504,456	\$ 1,580,277
<b>FY 2007 REVENUE SUMMARY:</b>	<b>196.8% OF FY 2007 REVENUE PROJECTIONS HAVE BEEN COLLECTED THROUGH 12/2007</b>			
<b>FY 2007 EXPENDITURE SUMMARY:</b>	<b>97.0% OF FY 2007 EXPENDITURE APPROPRIATION HAS BEEN SPENT THROUGH 12/2007</b>			

Part III — Field Activity

INSPECTIONS: FY 2006-2007

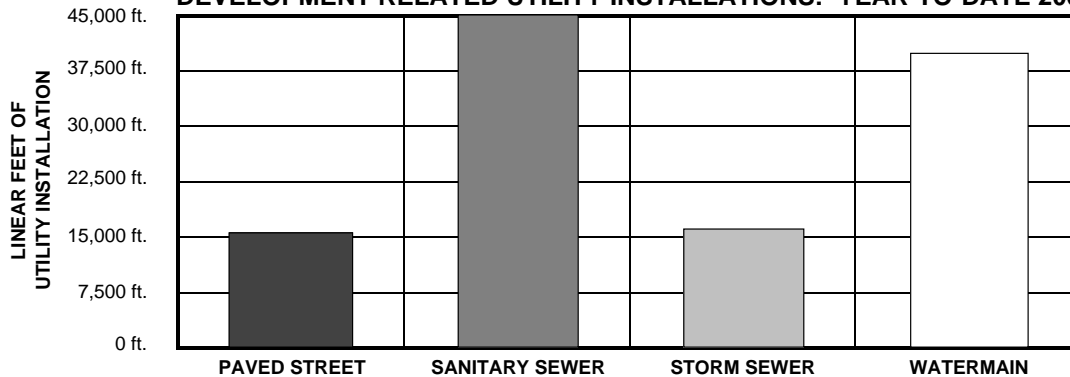


DEVELOPMENT RELATED UTILITY INSTALLATIONS: FOURTH QUARTER 2007



TYPE OF UTILITY	LEGEND	LENGTH	VALUE
PAVED STREET	Black	10,249 feet	1,884,819 feet
SANITARY SEWER	Dark Gray	14,191 feet	2,015,620 feet
STORM SEWER	Light Gray	13,062 feet	767,087 feet
WATERMAIN	White	15,740 feet	830,410 feet
<b>TOTAL</b>		<b>53,242 feet</b>	<b>\$ 5,497,936</b>

DEVELOPMENT RELATED UTILITY INSTALLATIONS: YEAR-TO-DATE 2007



TYPE OF UTILITY	LEGEND	LENGTH	VALUE
PAVED STREET	Black	15,321 feet	\$ 2,493,211
SANITARY SEWER	Dark Gray	45,059 feet	\$ 4,376,521
STORM SEWER	Light Gray	15,933 feet	\$ 900,828
WATERMAIN	White	39,544 feet	\$ 2,047,055
<b>TOTAL</b>		<b>115,857 feet</b>	<b>\$ 9,817,615</b>