

Leading the Way



PLANNING AND ECONOMIC DEVELOPMENT

COMMITTEE MEETING

TUESDAY, AUGUST 21ST, 2018

CITY MANAGER'S CONFERENCE ROOM

Agenda

- I. Community Planning Monthly Report
- II. Economic Development Marketing Plan Update
 - a. STCU Traffic Box Wrap Partnership (*Economic Vitality/Tourism*)
 - b. Rivershore Reconveyance (*Economic Vitality/Partnership*)
 - c. Visit by Creative Arts District – Dept. of Commerce Director (*Economic Vitality/Partnership*)
 - d. Washington Street Complete Streets Request for Transportation Improvement Board (*Infrastructure Funding*)
- III. Next meeting: Tuesday, September 18th, 2018

CALENDAR

August 23rd: Ribbon Cutting at Fuerza Elementary at 10a

August 28th: PED Committee update to City Council

September 17th: Ribbong Cutting and Mutant Printing at 4p

September 29th – October 3rd: Staff at IEDC in Atlanta

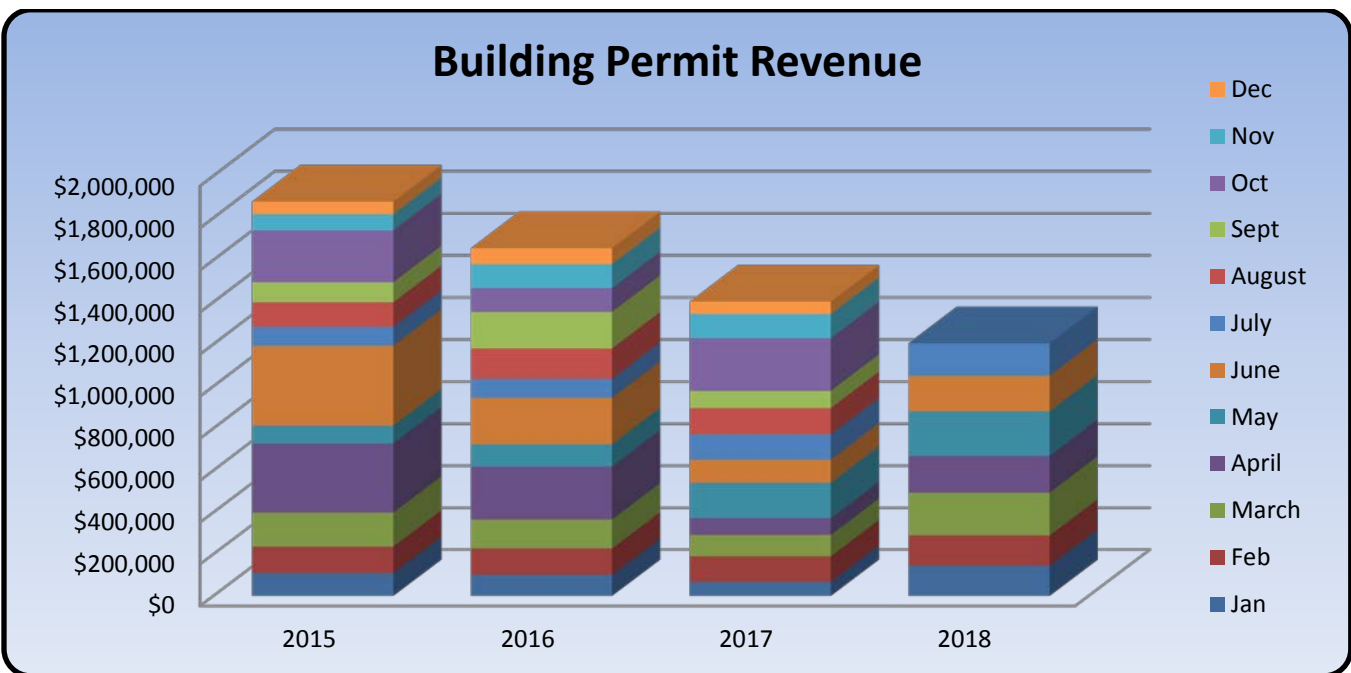
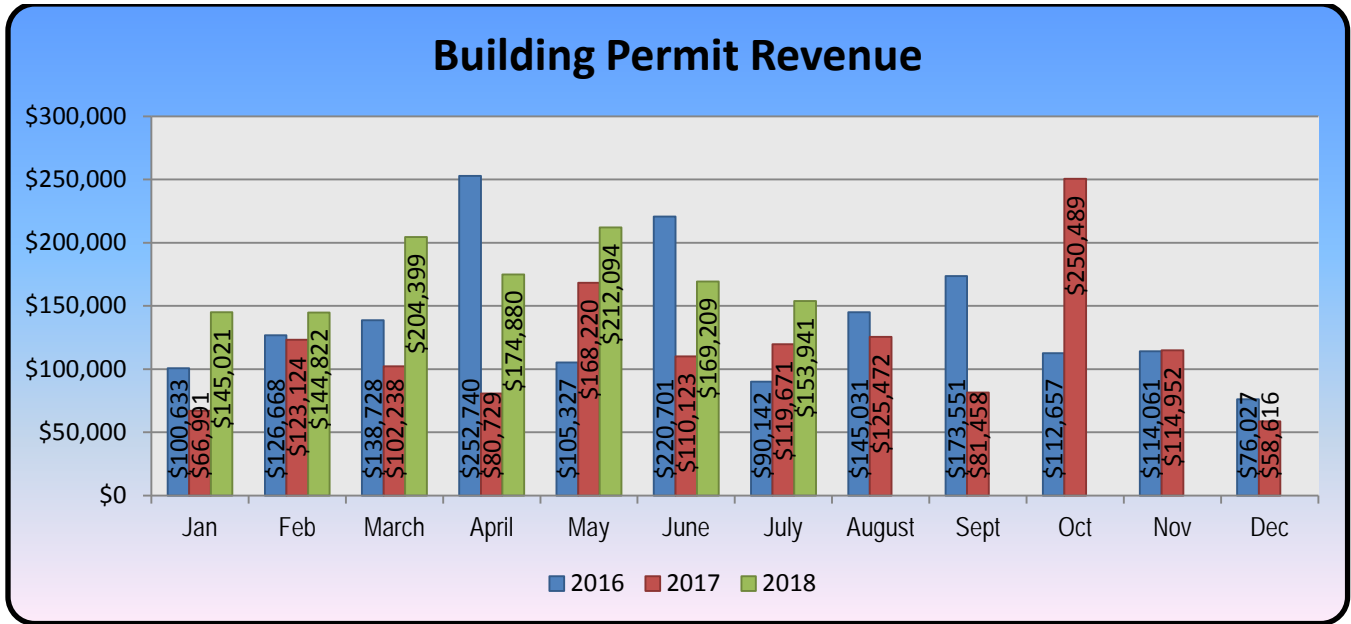


Community Planning Department

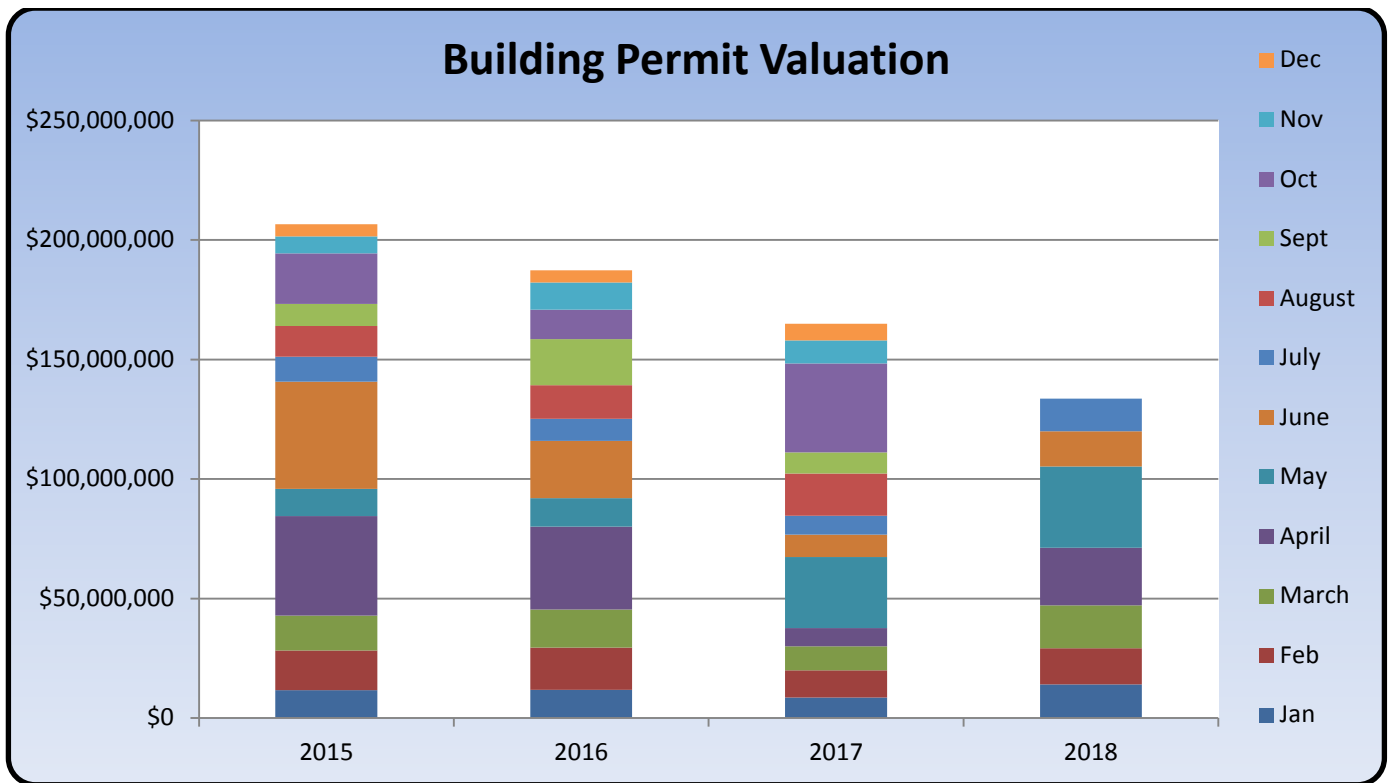
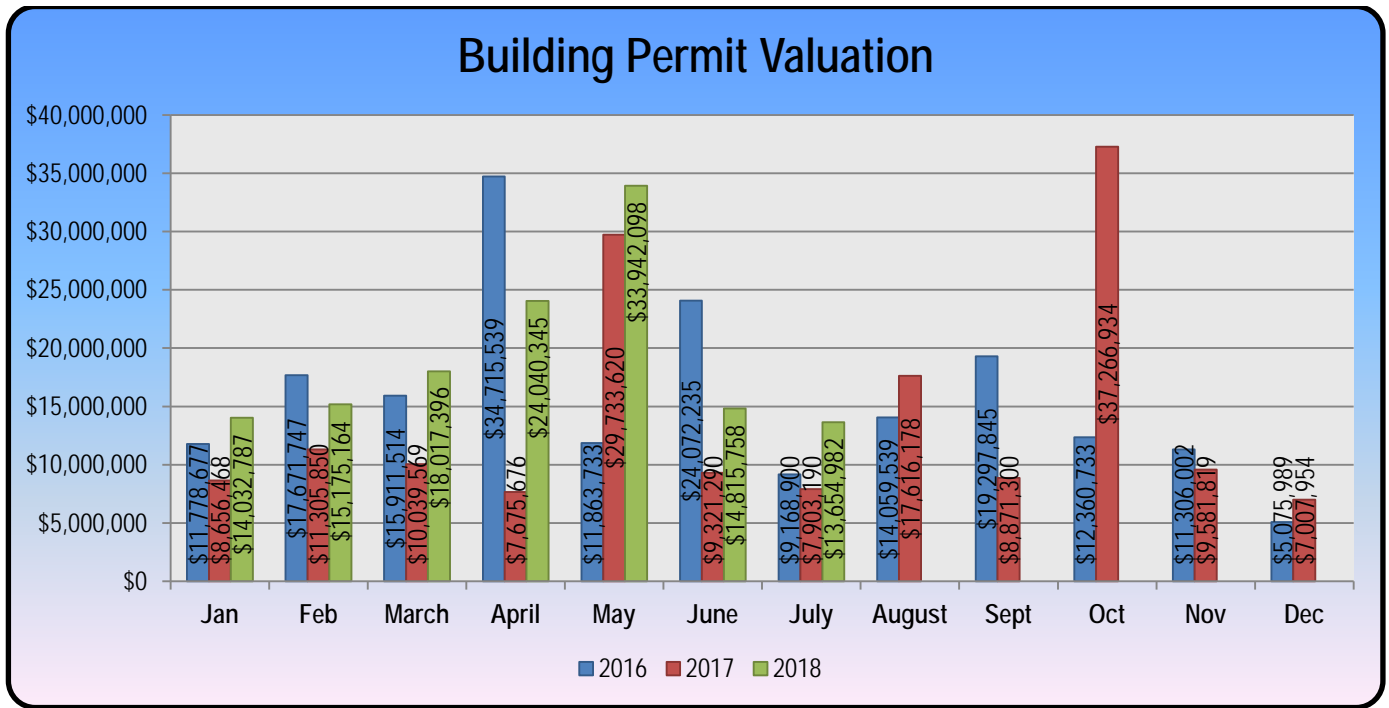
- DEVELOPMENT SERVICES
 - LONG RANGE PLANNING
 - BUILDING SAFETY DIVISION
- Monthly Report - July 2018

BUILDING DIVISION

Building permit revenue for July 2018 was \$153,941; total permit revenue year-to-date for 2018 is \$1,193,768 compared to the 2017 year-to-date total of \$771,295 or an increase of **54.8%** in 2018 compared to 2017 year-to-date.

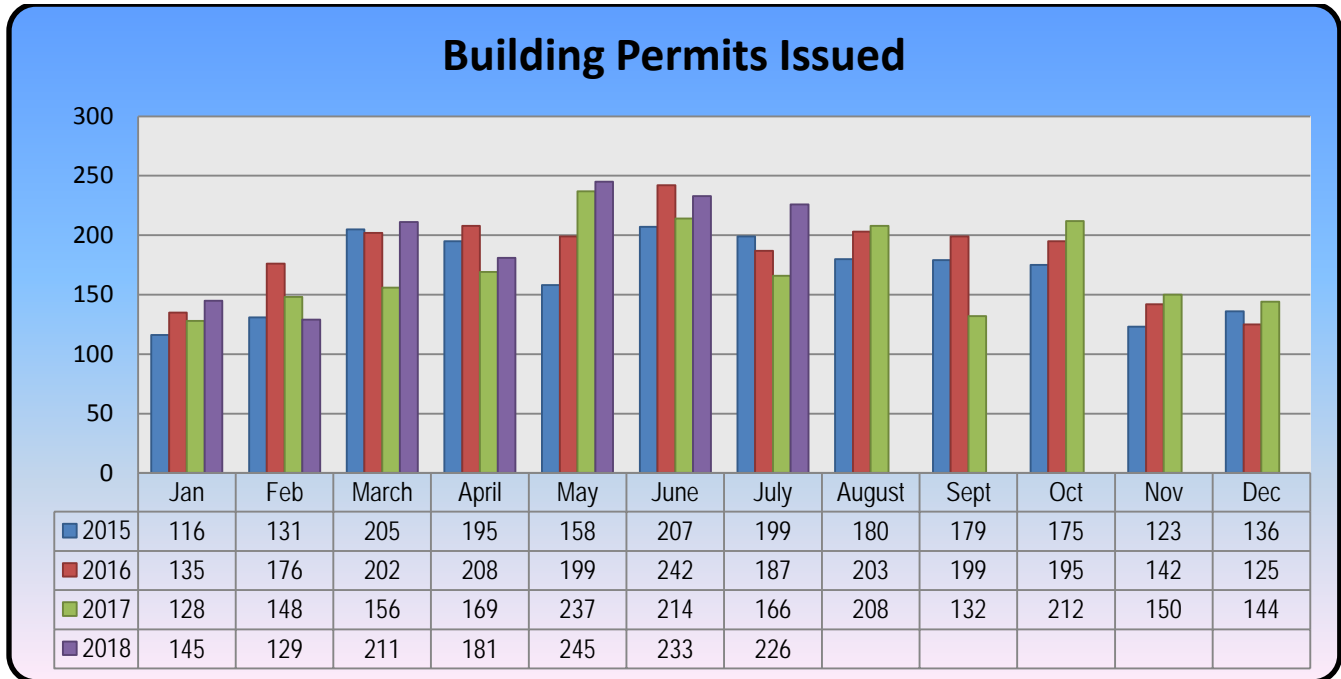


Valuation for permits issued by the Building Division in July 2018 was \$13,657,982 and a year-to-date total permit valuation of \$133,500,759 compared to year-to-date total of \$84,310,359 in 2017 or an increase of **58.3%** year-to-date.

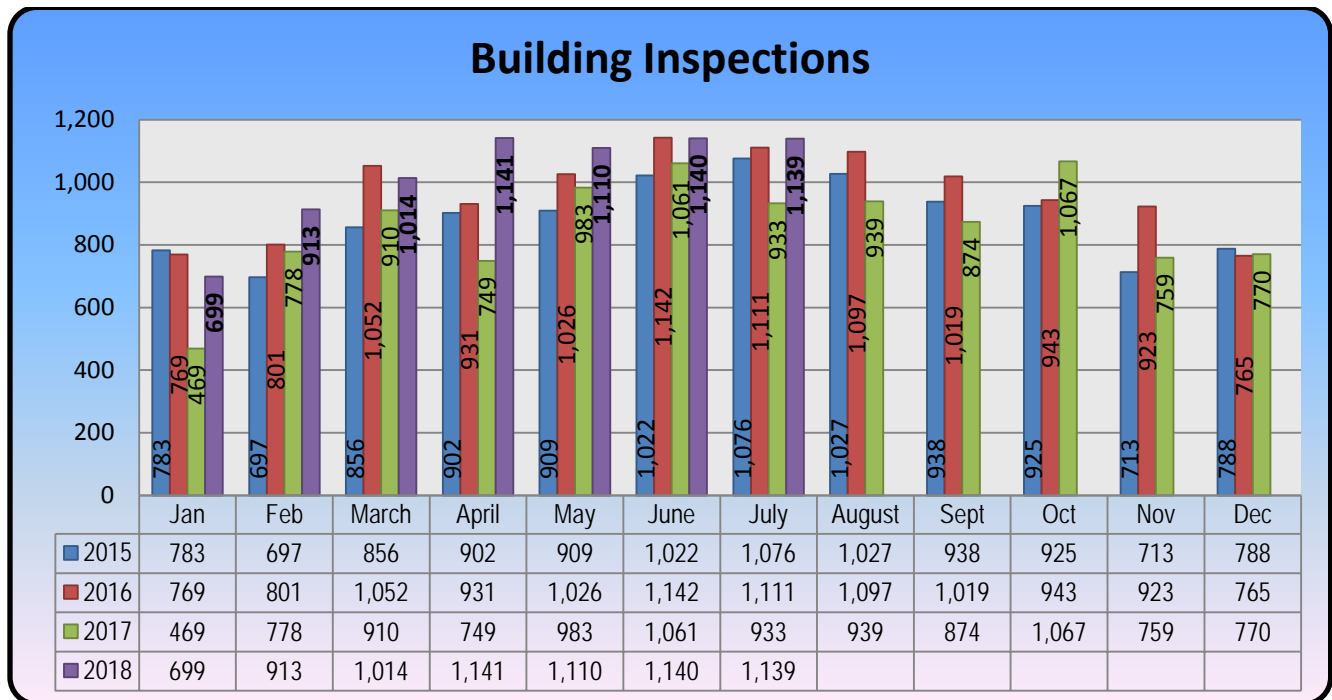


The Building Division issued a total of 226 permits in July 2018 including –

- 37 (including manufactured homes) new single family residential;
- 17 new commercial;
- 32 commercial alterations; and
- 41 residential alterations.



The Building Division performed 1,139 inspections (all types including building, plumbing, mechanical, etc.) during July.



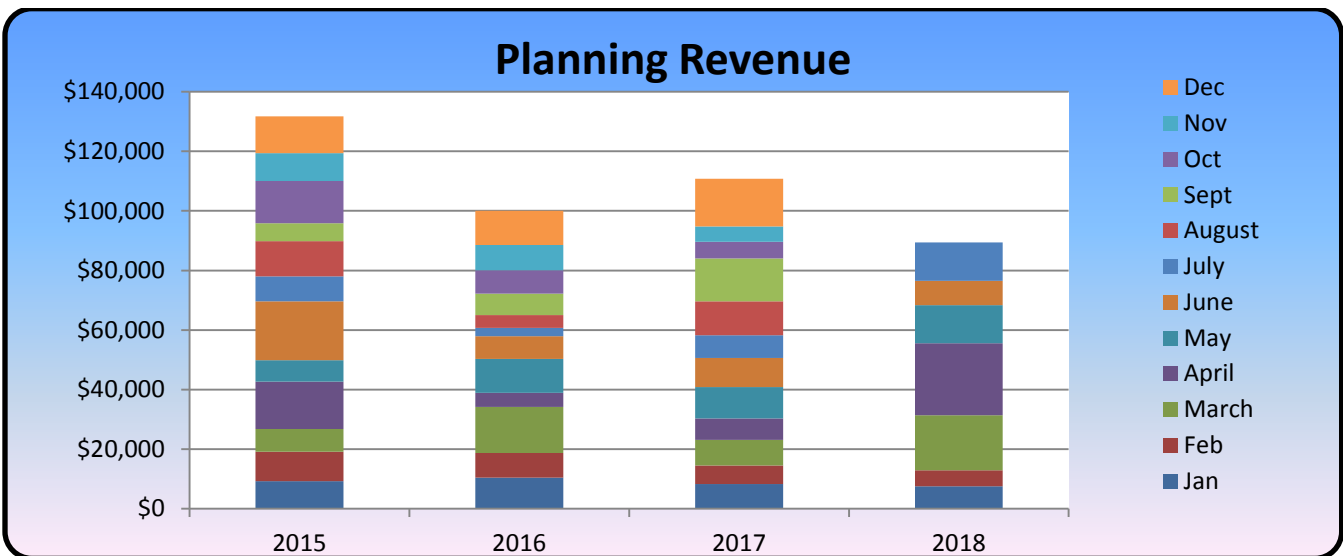
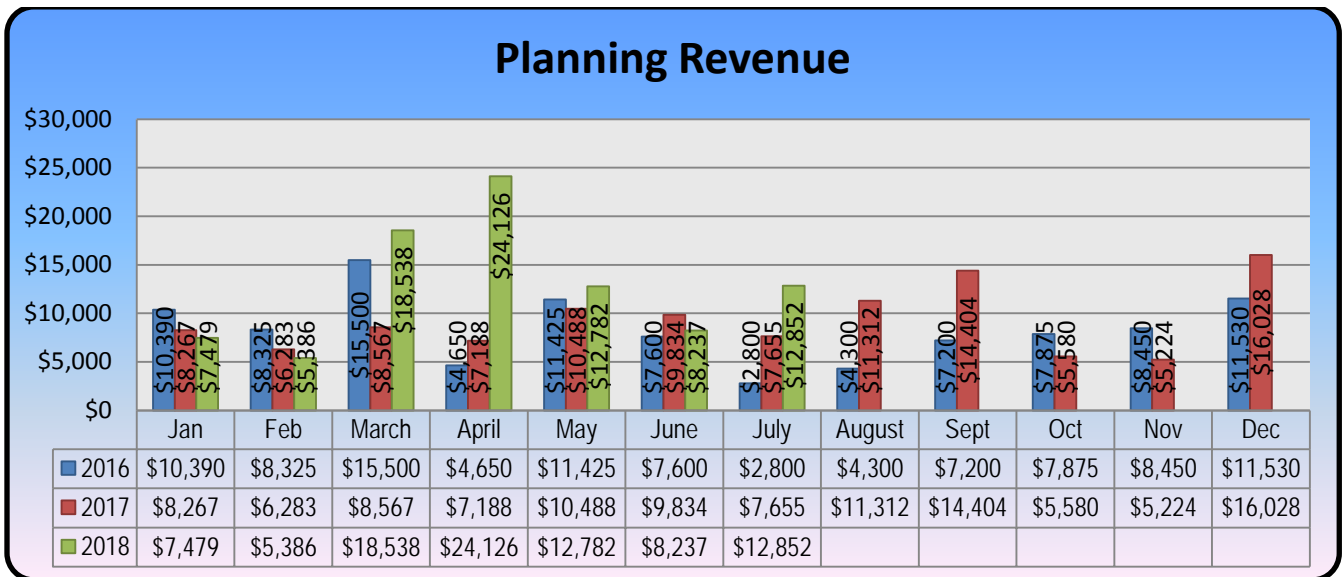
OFFICE OF FINANCIAL MANAGEMENT (OFM) DATA

July 2018 Residential	New Structures	Separate Dwelling Units	Demolition Permits- Residential	Dwelling Units Demolished
Single Family*	37	37	0	0
Duplex	0	0	0	0
Triplex	0	0	0	0
4-Plex	0	0	0	0
Apartments (5 units or more)	1	8	0	0
TOTALS	38	45	0	0

*Includes manufactured homes

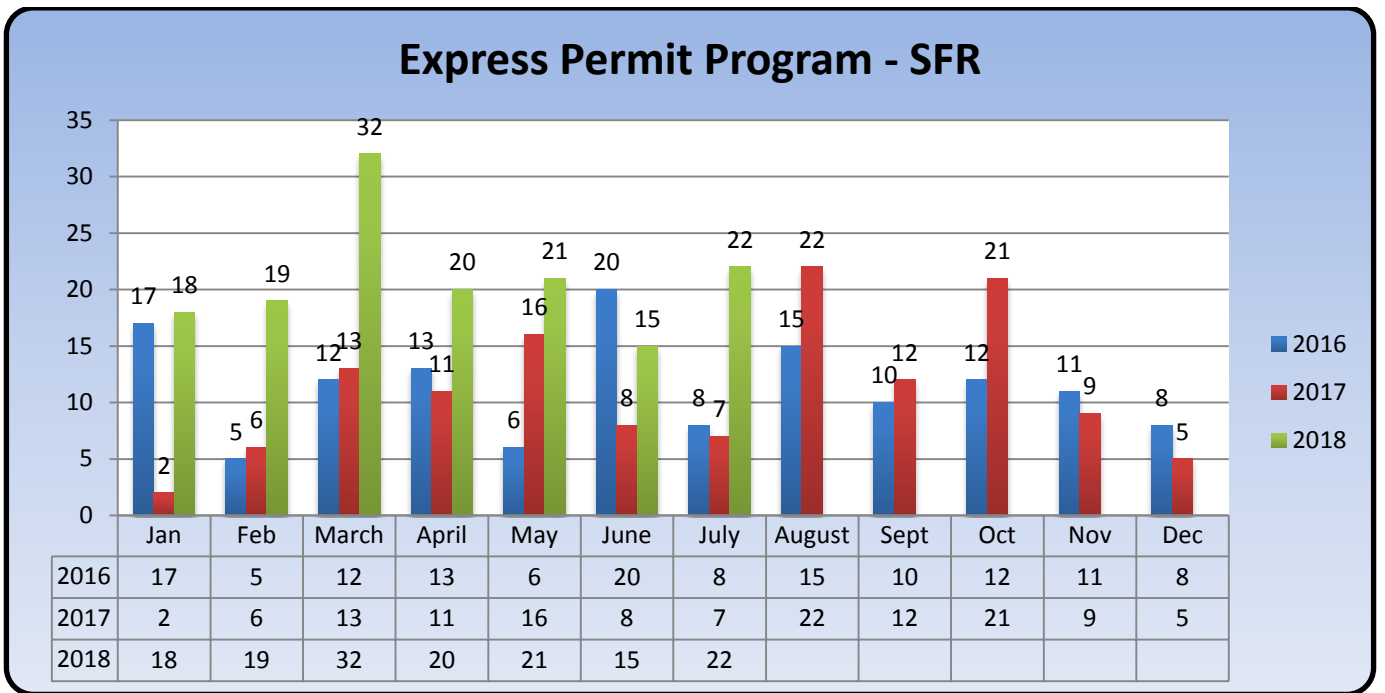
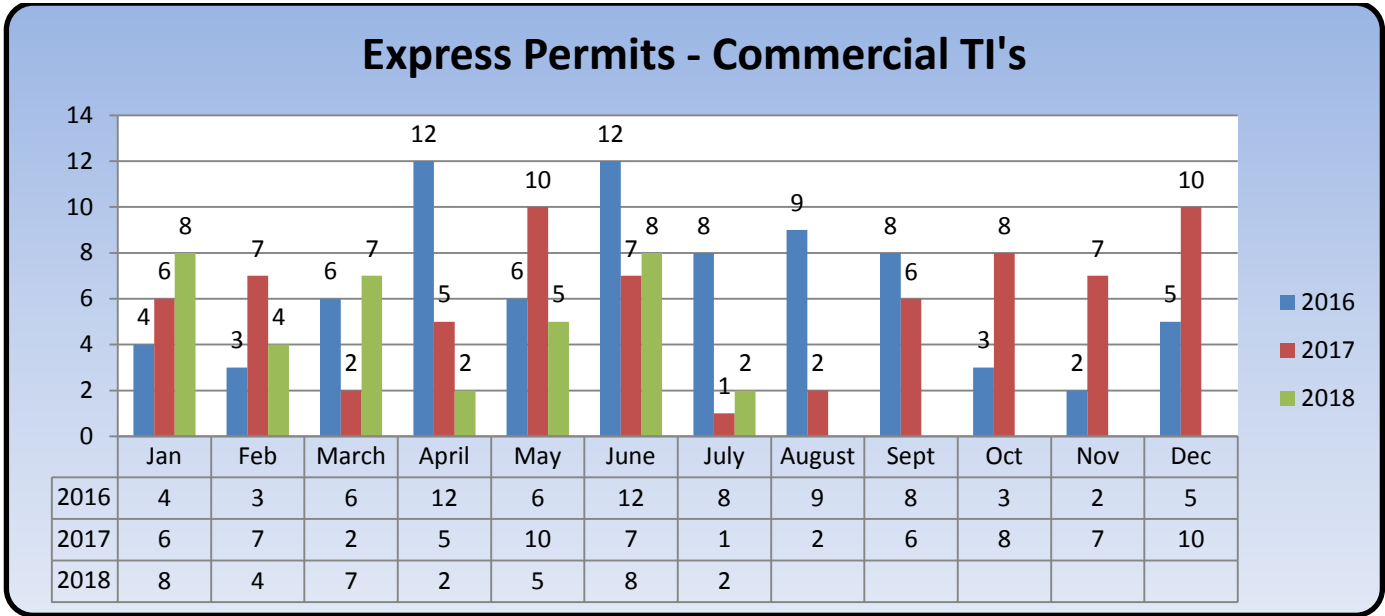
PLANNING DIVISION

Planning revenue for July 2018 was \$12,852 compared to \$7,655 in July 2017 or a **68%** increase year to year. Total Planning Division revenue for the year is \$89,400.

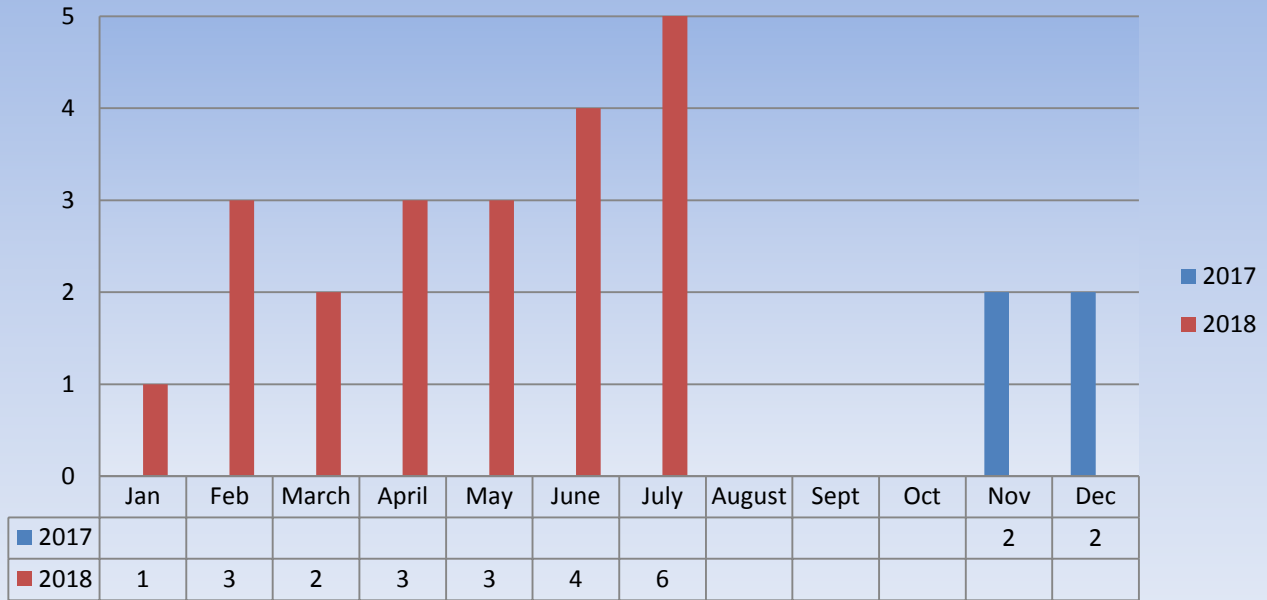


EXPRESS PERMIT PROGRAM

The Express Permit Program processed **22** single family residential permits and **2** commercial tenant improvement permits during July. Year to date total for SFR permits is **147** and **36** commercial tenant improvement permits. In July of 2017 the Department added residential alterations to the Express Permit Program. Several applications were tested between July and October of 2017; the new permit went live in November of 2017. In July, 4 residential alteration applications were processed. In February 2018 the Department added new duplex residential permits to the Express Program; year-to-date 3 residential duplex express permits have been issue.



Express Permits - Residential Alts



Land use permits received in July included the following:

July 2018 - Land Use Applications		Land Use Applications	
Additional Animals		Plat Alterations	
Administrative Determinations		Preliminary Plats	1
Accessory Dwelling Unit (Apt)		Planned Residential Developments	
Appeals		Preliminary Short Plat	1
Binding Site Plan	2	Zoning Ordinance Amendment	2
Boundary Line Adjustment		Sign Permits	10
Change of Use		Site Plans	6
Change of Zone	2	Variance	
Comp Plan Amendment		Zoning Letters	1
Conditional Use Permit		Civil Reviews	11
Environmental Determinations		Easement Vacations	
Final Plat	1	ROW Vacations	
Final Short Plat		Re-reviews	17
Minor Variance		Inspections	2
Parcel Combination	1	Final Permits	18
DPW (Department of Public Works) Permits		Approved	9
Shoreline Substantial Development Permit		Pre-Application/Feasibility Meetings	9

Hearing Examiner

The July Hearing Examiner meeting was cancelled due to a lack of docket items.

Planning Commission

The July 2nd Planning Commission meeting was cancelled; at the July 16th meeting the Commission held a workshop to review 8 of the annual comprehensive plan amendment applications and proposed changes to the KMC in the "Batch 12" code amendments.

UPCOMING DATES OF INTEREST

Date	Topic
8-6-18	Planning Commission Regular Meeting – Public Hearing: Area-wide Ag rezone & CP workshop
8-7-18	City Council Regular Meeting – CANCELLED: National Night Out
8-13-18	Hearing Examiner – CANCELLED
8-14-18	City Council Study Session
8-20-18	Planning Commission Regular Meeting – Public Hearing: Annual Comp Plan Amendments
8-21-18	City Council Regular Meeting
8-28-18	City Council Study Session

Attachments:

Major Building Permit Activity Report – July 2018
Building Permit Report Year-to-Date – July 2018



COMMUNITY PLANNING DEPARTMENT
Building Division – Project Summary
 JULY 2018

SINGLE FAMILY DWELLINGS	
ALDERBROOK HOMES	2990 S HARRISON ST
AMBIENCE HOMES	1507 N GRANT ST
AMBIENCE HOMES	5529 W UMATILLA AVE
DON PRATT CONSTRUCTION INC	8607 W 12 TH AVE
GREEN PLAN CONSTRUCTION LLC	7745 W 11 TH AVE
HAYDEN HOMES LLC	5009 W 28 TH AVE
HAYDEN HOMES LLC	2986 S DAWES PL
LANDMARK HOMES OF WA INC	4329 S DENNIS CT
LANDMARK HOMES OF WA INC	4340 S DENNIS CT
LANDMARK HOMES OF WA INC	3136 S WILSON ST
LANDMARK HOMES OF WA INC	3173 S WILSON ST
LANDMARK HOMES OF WA INC	3205 S WILSON ST
LOTTS BETTER BUILT HOMES INC	8705 W 11 TH AVE
P & R CONSTRUCTION LLC	6013 W 35 TH AVE
P & R CONSTRUCTION LLC	6073 W 35 TH AVE
P & R CONSTRUCTION LLC	2651 W 43 RD PL
P & R CONSTRUCTION LLC	2933 S HARRISON ST
PACIFIC COAST CONSTRUCTION GROUP INC	2627 W 43 RD PL
PACIFIC COAST CONSTRUCTION GROUP INC	3188 S WILSON ST
RIVERWOOD HOMES WASHINGTON LLC	1173 S JOLIET ST
RIVERWOOD HOMES WASHINGTON LLC	3100 S WILSON ST
SANDHOLLOW HOMES LLC	8514 W 12 TH AVE

SANDHOLLOW HOMES LLC	2626 W 43 RD PL
SEPTAN HOMES LLC	1122 S KANSAS CT
SOUTHRIDGE VILLAGE LLC	3687 S SHERMAN ST
SOUTHRIDGE VILLAGE LLC	3715 S SHERMAN ST
TMT HOMES (NW) LLC	8507 W 11 TH AVE
VARSITY DEVELOPMENT LLC	5593 S LYLE PL
VARSITY DEVELOPMENT LLC	3273 S PALOUSE ST
WEALTH X REAL ESTATE LLC	605 S HUNTINGTON PL
NEW COMMERCIAL	
AMISTAD ELEMENTARY (DRY PORTABLE MODULAR BUILDING)	930 W 4 TH AVE #P5
AMISTAD ELEMENTARY (DRY PORTABLE MODULAR BUILDING)	930 W 4 TH AVE #P6
BADGER CANYON APARTMENTS (TRELIS STRUCTURE)	10251 RIDGELINE DR
FAIRCHILD CINEMA (RETAINING WALL)	2909 S QUILLAN ST
HIGHLANDS MIDDLE SCHOOL (DRY PORTABLE MODULAR BUILDING)	425 S TWEEDT ST #P7
HIGHLANDS MIDDLE SCHOOL (DRY PORTABLE MODULAR BUILDING)	425 S TWEEDT ST #P8
HIGHLANDS MIDDLE SCHOOL (DRY PORTABLE MODULAR BUILDING)	425 S TWEEDT ST #P9
HIGHLANDS MIDDLE SCHOOL (DRY PORTABLE MODULAR BUILDING)	425 S TWEEDT ST #P10
HIGHLANDS MIDDLE SCHOOL (DRY PORTABLE MODULAR BUILDING)	425 S TWEEDT ST #P11
HILLS RESTAURANT	24 VISTA WAY
MCS LEGACY LLC ADULT FAMILY HOME (SHED)	404 N CONWAY ST
SOUTH HILLS CHURCH (PERGOLA)	3700 W 27 TH AVE
SOUTHRIDGE HIGH SCHOOL (RELOCATED DRY PORTABLE MODULAR BUILDING)	3520 SOUTHRIDGE BLVD #P1

SOUTHRIDGE HIGH SCHOOL (RELOCATED DRY PORTABLE MODULAR BUILDING)	3520 SOUTHRIDGE BLVD #P2
SOUTHRIDGE HIGH SCHOOL (RELOCATED DRY PORTABLE MODULAR BUILDING)	3520 SOUTHRIDGE BLVD #P5
SOUTHRIDGE HIGH SCHOOL (RELOCATED DRY PORTABLE MODULAR BUILDING)	3520 SOUTHRIDGE BLVD #P6
SUNMARKET RIDGELINE (RETAINING WALL)	10799 RIDGELINE DR
MULTI-FAMILY RESIDENTIAL	
B&B DEVELOPMENT – 8 DWELLING UNITS	3887 WEST 7 th AVENUE
TENANT IMPROVEMENT/REMODEL	
BILLYS BULLPEN	4128 W CLEARWATER AVE
BRIGHT NOW! DENTAL	1220 N COLUMBIA CENTER BLVD #A105
COSTCO WHOLESALE (ROTISSERIE OVEN & TYPE 1 HOOD)	8505 W GAGE BLVD
DESERT WINDS WIRELESS	9501 W CLEARWATER AVE #A110
GESA CREDIT UNION (OFFICE SPACES)	100 N HUNTINGTON ST
PACIFIC PSYCHIATRIC SERVICE	8019 W QUINAULT AVE #202
SMILE-A-MILE PAINTING	8804 W VICTORIA AVE #110
WALMART (REMODEL)	2720 S QUILLAN ST
WINCO (BAKERY CASES & DELI CURB)	4602 W CLEARWATER AVE



**COMMUNITY PLANNING DEPARTMENT
BUILDING DIVISION**

Building Permit Report for the Month of July 2018

	7/1/2018 7/31/2018		1/1/2018 7/31/2018		1/1/2017 7/31/2017	
	This Month		This YTD		Last YTD	
	# of Permits	Valuation	# of Permits	Valuation	# of Permits	Valuation
S/F Dwelling	36	9,081,319	229	66,531,861	117	31,784,753
Manufactured Homes	1	75,000	10	582,500	5	314,348
Duplex	0		5	1,865,185	0	
Tri-plex	0		0		0	
Four-plex	0		0		0	
Multi-Family	1	650,000	2	850,000	0	
Dwelling Alteration	41	500,664	215	2,382,383	178	2,578,483
Commercial Foundation	2	102,000	2	102,000	3	2,915,200
Commercial (New)	17	917,445	44	35,655,190	22	23,638,123
Commercial (Alt.)	32	1,432,930	124	13,993,633	122	12,223,316
Commercial Pool	0		0		0	
Temporary Building	0		0		0	
Garage or Carport	1	4,680	7	208,880	7	159,000
Misc. Buildings	0		0		4	37,778
Misc. All Others	3	135,522	26	796,444	34	619,362
Signs	4	29,300	69	653,089	67	665,676
Pole Buildings	1	28,760	7	171,113	5	119,500
Plumbing Permits	13	129,073	147	2,703,941	176	1,660,135
Mechanical Permits	54	570,889	377	6,853,713	367	6,953,405
Demolitions/Moved Bldgs	1	400	17	150,827	14	476,503
Foundation of Moved in Bldgs	0		0		0	
Fire Detection Permits	8		39		44	46,441
Fire Suppression Permits	11		46		50	118,336
Title Eliminations	0		2		1	
Grading	0		0		0	
Totals	226	\$13,657,982	1,368	\$133,500,759	1,216	\$84,310,359
Fees Collected	\$153,941		\$1,193,768		\$771,295	
# of Inspections	1,139		7,181		6,132	