

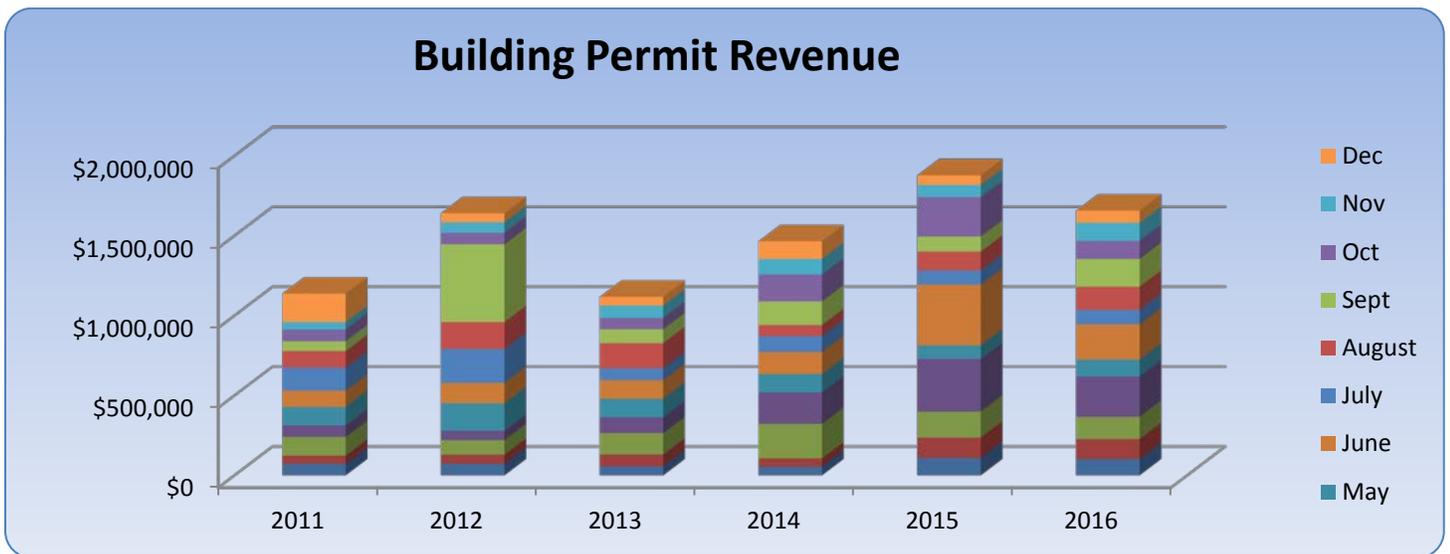
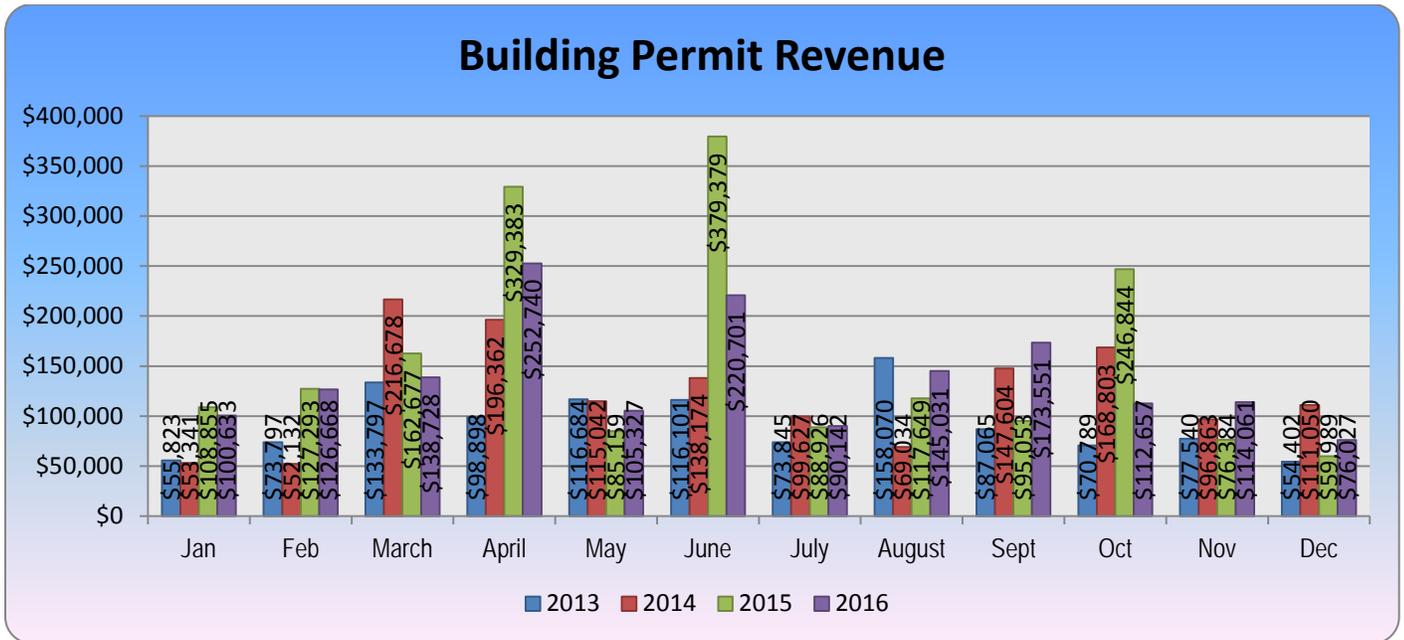


Community Planning Department

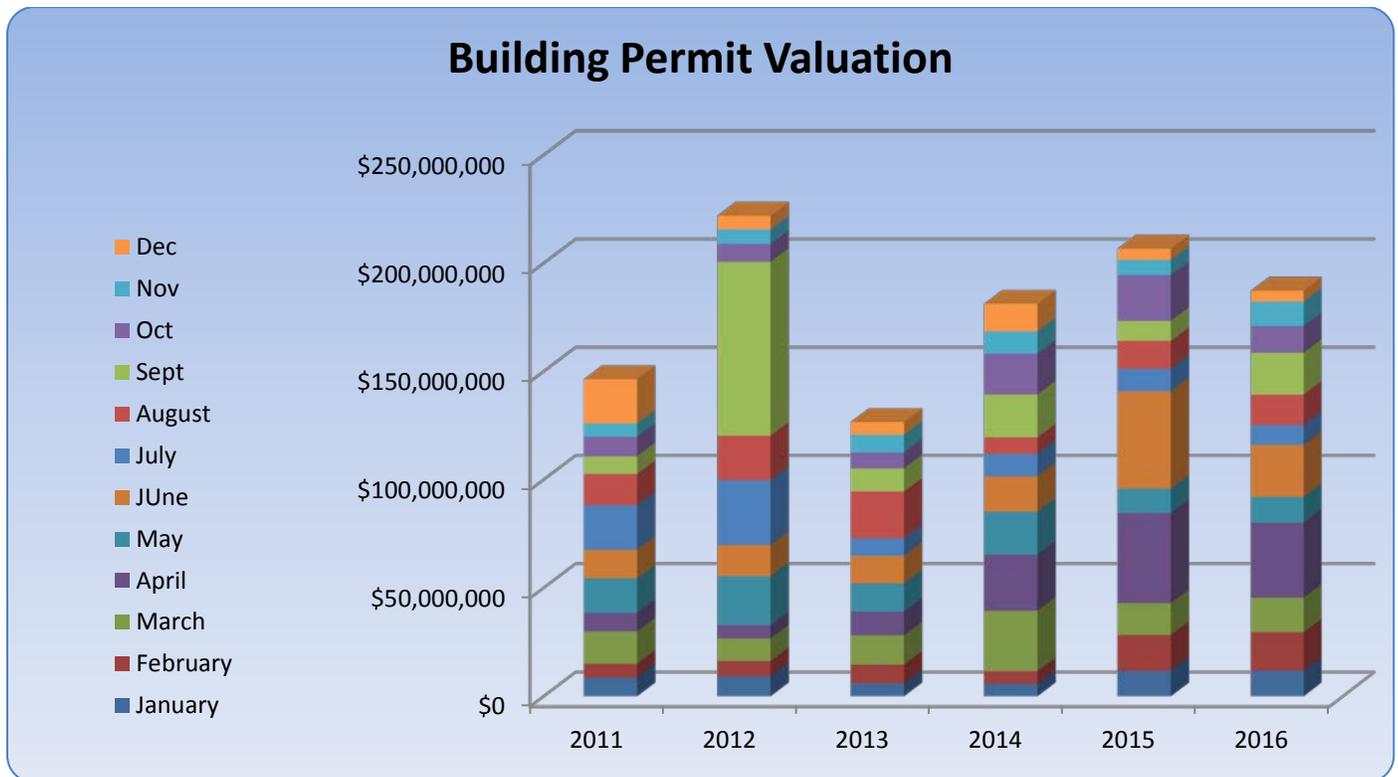
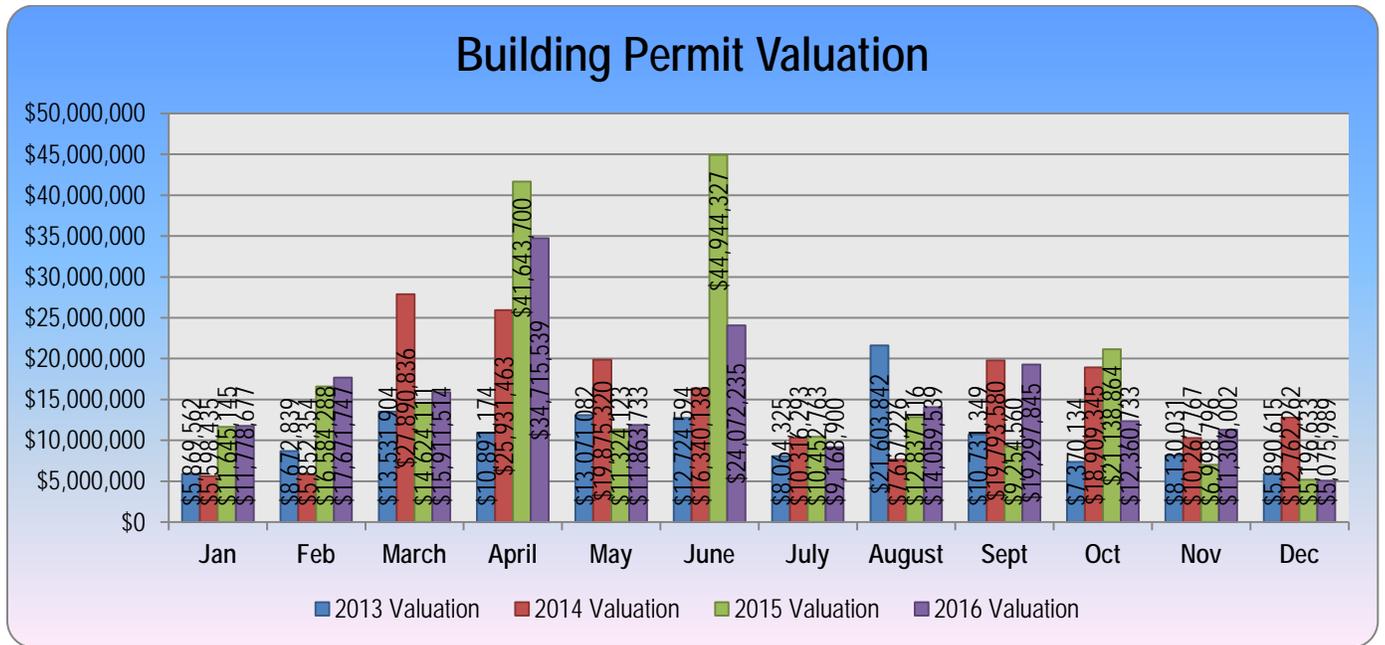
- DEVELOPMENT SERVICES
 - LONG RANGE PLANNING
 - BUILDING SAFETY DIVISION
- Monthly Report - December 2016

BUILDING DIVISION

Building permit revenue for December 2016 was \$76,027; total permit revenue year-to-date for 2016 is \$1,647,844 compared to the 2015 year-to-date total of \$1,549,559 or an increase of **6.3%** in 2016 compared to 2015 year-to-date.

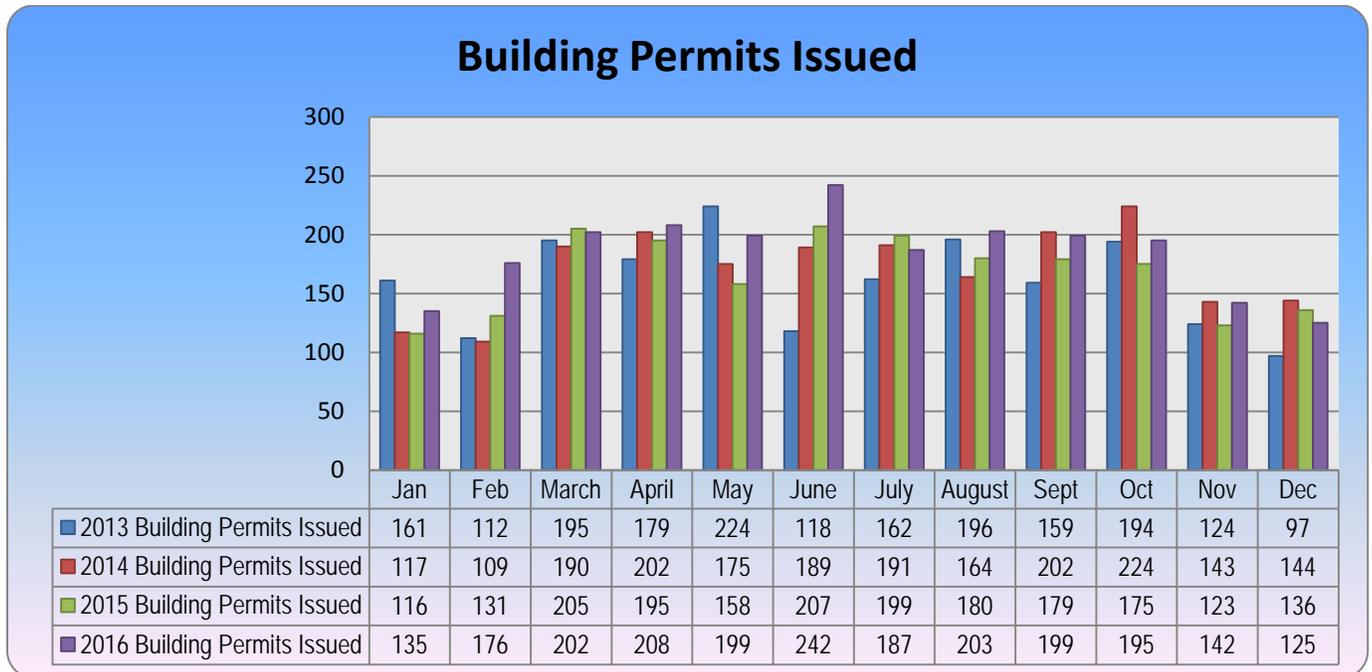


Valuation for permits issued by the Building Division in December 2016 was \$5,075,989 and a year-to-date total permit valuation of \$186,966,553 compared to year-to-date total of \$206,199,165 in 2015 or a **9.3%** decrease year-to-date.

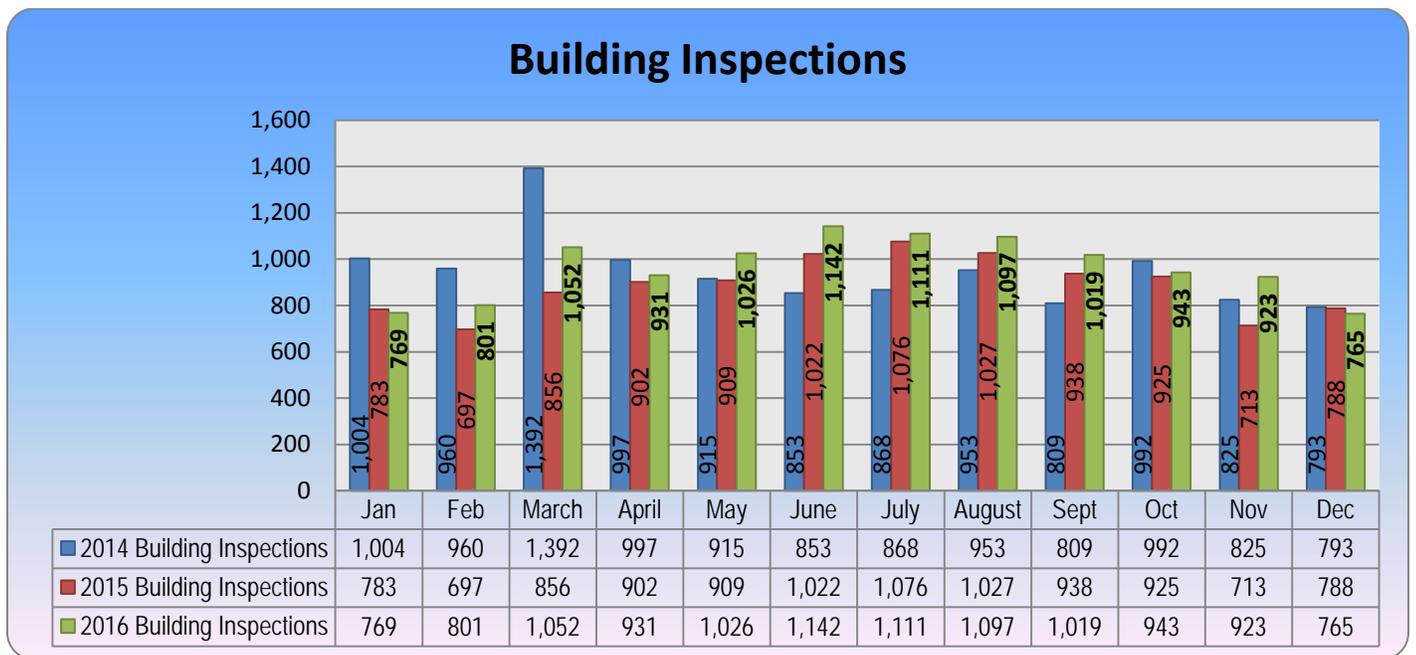


The Building Division issued a total of 125 permits in December 2016 including –

- 12 new single family residential (total of 326 SF permits year to date);
- 15 commercial alteration permits.



The Building Division performed 765 inspections (all types including building, plumbing, mechanical, etc.) during December. **PLEASE NOTE: Previous year's inspection numbers are skewed due to Building Division staff closing out old permits that were reflected by the permit tracking system as "inspections".**

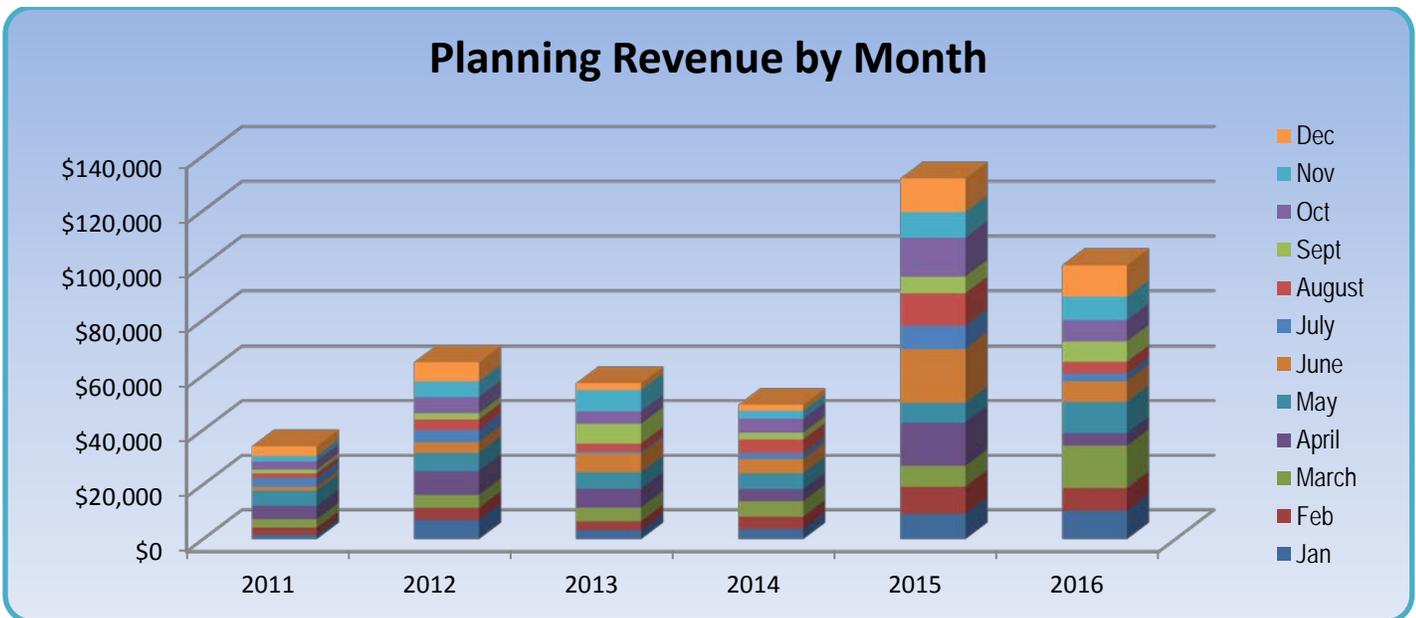
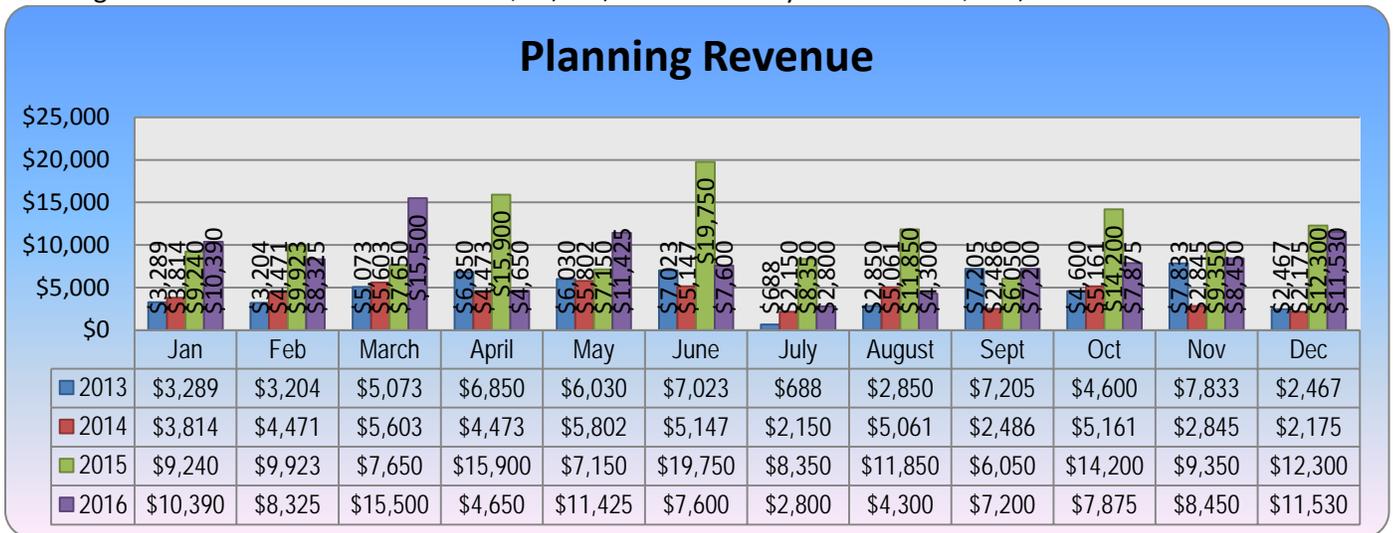


OFFICE OF FINANCIAL MANAGEMENT (OFM) DATA

December 2016 Residential	New Structures	Separate Dwelling Units	Demolition Permits- Residential	Dwelling Units Demolished
Single Family	12	12	0	0
Duplex	1	2	0	0
Triplex	0	0	0	0
4-Plex	0	0	0	0
Apartments (5 units or more)	0	0	0	0
TOTALS	13	14	0	0

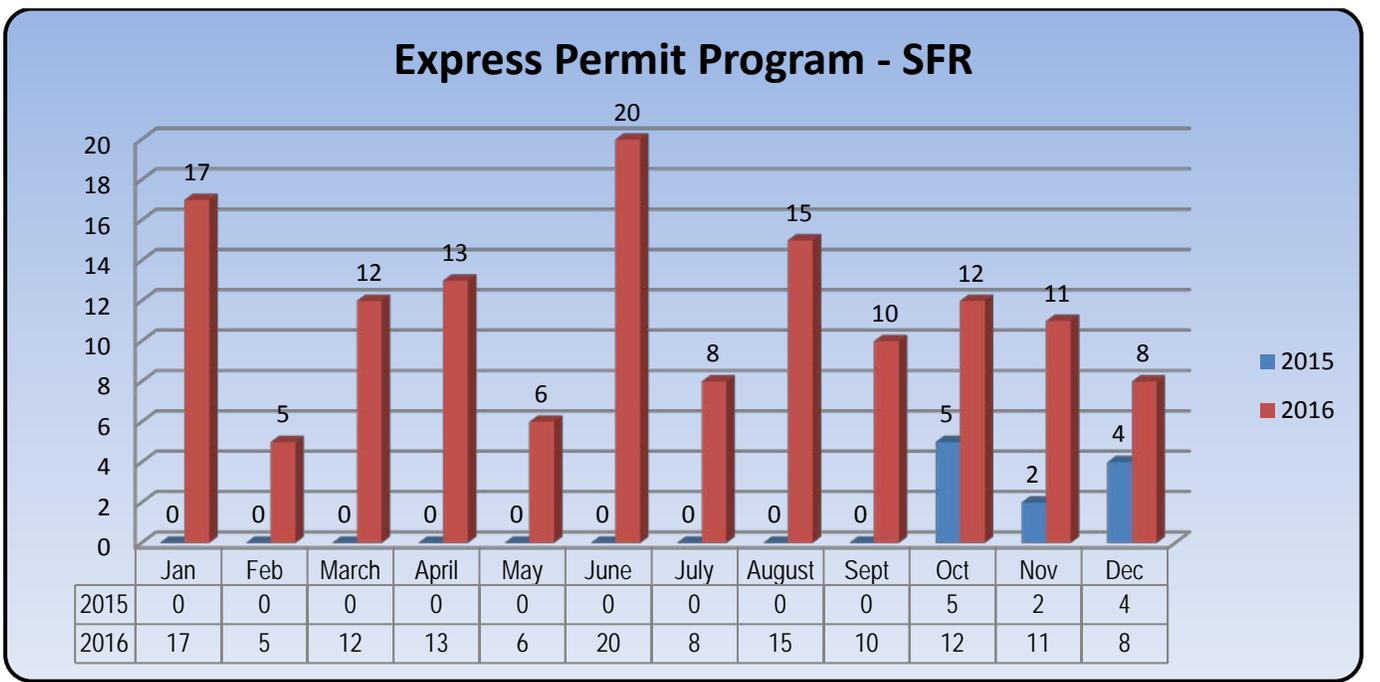
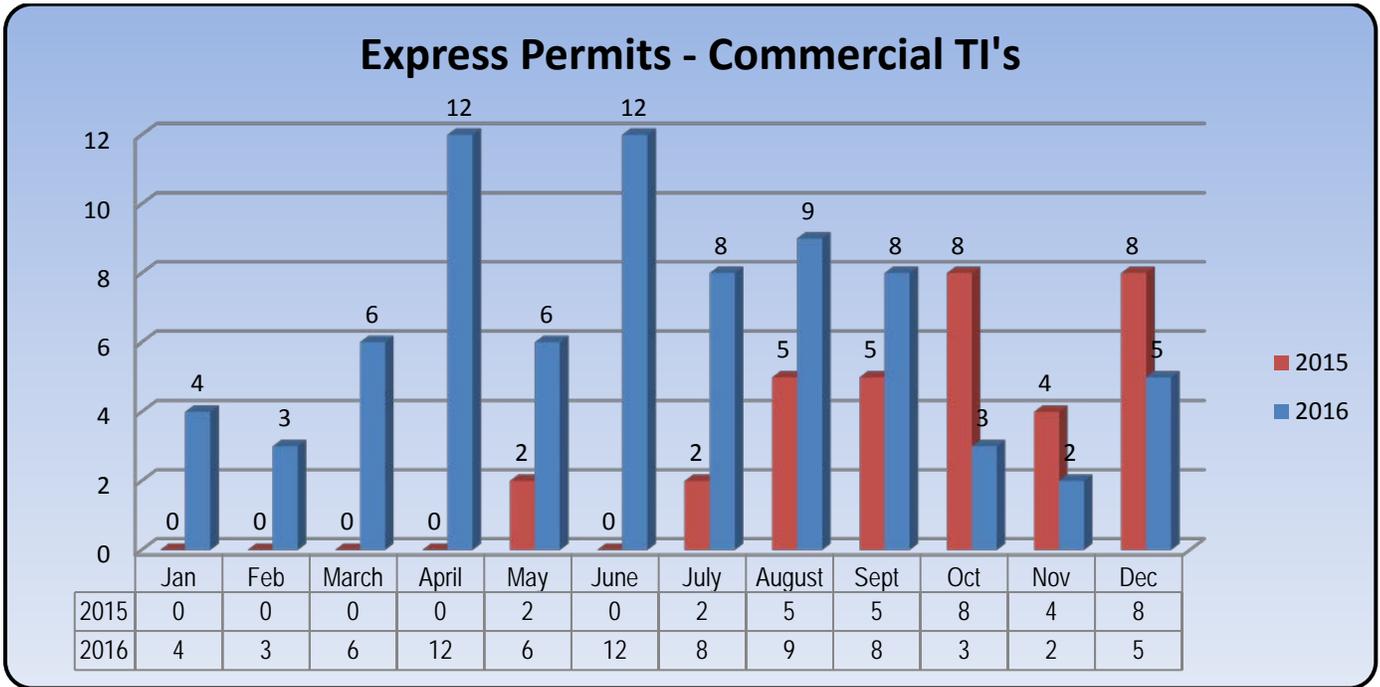
PLANNING DIVISION

Planning revenue for December 2016 was \$11,530; total revenue year to date is \$100,045.



EXPRESS PERMIT PROGRAM

The Express Permit Program processed 8 single family residential permits and 5 commercial tenant improvement permits during December. Year to date total for SFR permits is 137 and 77 commercial tenant improvement permits. The commercial TI program was instituted in July 2015, the SFR program in December 2015.



Land use permits received in December included the following:

December 2016 – Land Use Applications		Land Use Applications	
Additional Animals		Plat Alterations	
Administrative Determinations		Preliminary Plats	2
Accessory Dwelling Unit (Apt)		Planned Residential Developments	1
Appeals		Short Plat	
Binding Site Plan	1	Zoning Ordinance Amendment	
Boundary Line Adjustment		Sign Permits	6
Change of Use		Site Plans	3
Change of Zone	1	Variance	
Comp Plan Amendment		Zoning Letters	1
Conditional Use Permit		Civil Reviews	5
Environmental Determinations		Easement Vacations	
Final Plat		ROW Vacations	
Grading Permit		Re-reviews	15
Minor Variance	1	Inspections	3
Parcel Combination		Final Permits	10
DPW (Department of Public Works) Permits	42	Approved	12
Shoreline Substantial Development Permit		Pre-Application/Feasibility Meetings	10

Hearing Examiner

The Hearing Examiner conducted a public hearing on December 12, 2016. The hearing considered a preliminary plat consisting of 74 lots on 22.26 acres in the Southridge area.

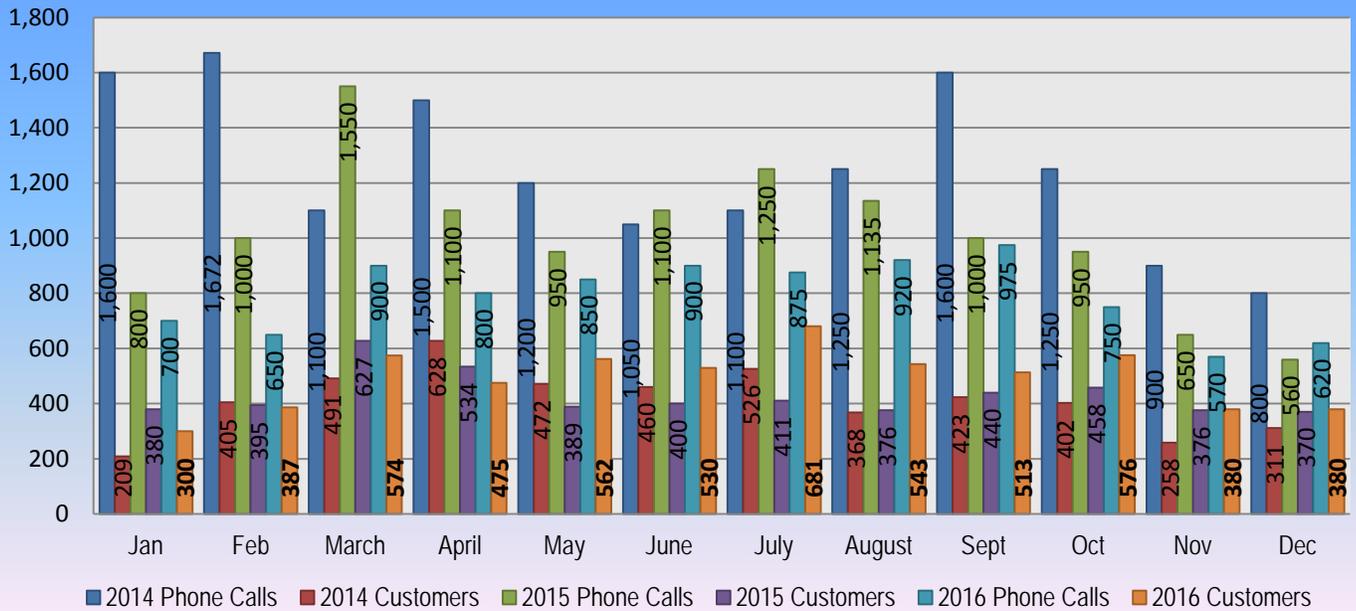
Planning Commission

The Planning Commission met on December 5 and December 19, 2016. At the December 5th meeting the Commission conducted two public hearings: the first hearing related to a rezone request from Commercial, Office to Commercial, Community on West Hood Avenue, west of South Edison Street; the second public hearing conducted was on proposed changes to KMC 17.20 – Design and Construction. The code revision requested a change to the access provisions for new subdivisions that would allow the use of “secondary emergency vehicle access” or SEVA’s across the City. The current code restricted the use of SEVA’s to the Southridge Sub-Area only. The Commission also conducted a workshop discussing proposed changes to the Transportation Element goals and policies as part of the 10 year Comprehensive Plan Update. The December 19th meeting was a workshop reviewing proposed changes to Land Use Element goals and policies as part of the 10 year Comprehensive Plan Update.

Planning/Building Permit Counter

The Community Planning Department staff responded to over 620 customer phone inquiries and assisted over 380 customers at the Planning/Building counter in December.

Planning & Building Customer Activity



UPCOMING DATES OF INTEREST

Date	Topic
1-2-17	Planning Commission – CANCELLED CITY HALL CLOSED
1-3-17	City Council Regular Meeting - SEVA code revision, W. Hood Ave Rezone
1-9-17	Hearing Examiner – CANCELLED – Lack of docket items OPEN HOUSE – 2 nd Public Open House on 10 Year Comp Plan Update
1-10-17	City Council Study Session – Vision Statement Discussion/Update
1-16-17	Planning Commission Meeting – CANCELLED CITY HALL CLOSED
1-17-17	City Council Regular Meeting
1-23-17	Planning Commission Special Meeting – Public Hearing: Capital Facilities/Utilities Elements
1-24-17	City Council Study Session

Attachments:

Major Building Permit Activity Report – December 2016

Building Permit Report Year-to-Date – December 2016



COMMUNITY PLANNING DEPARTMENT
Building Division
 MAJOR BUILDING PERMIT ACTIVITY
 DECEMBER, 2016

SINGLE FAMILY DWELLINGS	
NEW CASTLE HOMES LLC	5667 W ENTIAT PL
NEW CASTLE HOMES LLC	559 N IRVING PL
LANDMARK HOMES OF WA	10232 W 17 TH PL
LANDMARK HOMES OF WA	10200 W 18 TH CT
LANDMARK HOMES OF WA	10224 W 18 TH CT
SANDHOLLOW HOMES LLC	6035 W 38 TH AVE
PRODIGY CUSTOM HOMES INC	2053 W 52 ND AVE
PRODIGY CUSTOM HOMES INC	2308 W 51 ST AVE
MEHMEDOVIC,RAMIZ & DULSA	3811 W 47 TH AVE
TALMAGE CONSTRUCTION INC	4401 S ANDERSON PL
HAYDEN HOMES LLC	2901 S JEAN ST
HAYDEN HOMES LLC	860 W 29 TH PL
RESIDENTIAL DUPLEX	
ORESHKO, PETRO & NADIIA	617 S IONE ST
COMMERCIAL ALTERATIONS	
M & C NAIL SALON	2909 S QUILLAN ST #110
MASSAGE ENVY	2909 S QUILLAN ST #146
BELU SALON	4504 W 26 TH AVE #140
TRAVIS HENDRICKSON	1305 W 4 TH AVE #120
THE HIGHLANDS (FIRE REPAIR)	3030 W 4 TH AVE #F205
BANK OF AMERICA	7600 W QUINALUT AVE
DEFOE PICKETT LAW OFFICE	830 N COLUMBIA CENTER BLVD
TIPS THAI HOUSE	2909 S QUILLAN ST #182
COLONIAL LIFE	7105 W HOOD PL #B202

CROSSPOINTE APARTMENTS (STAIR REPAIR TO 4 BLDGS)	7803 W DESCHUTES AVE
THE ORIGINAL PANCAKE HOUSE	3801 PLAZA WAY
INLAND MEDICAL	8901 W TUCANNON AVE #150



**COMMUNITY PLANNING DEPARTMENT
BUILDING DIVISION**

Building Permit Report for the Month of December 2016

	12/1/2016 12/31/2016 This Month		1/1/2016 12/31/2016 This YTD		1/1/2015 12/31/2015 Last YTD	
	# of Permits	Valuation	# of Permits	Valuation	# of Permits	Valuation
	S/F Dwelling	12	2,943,138	326	87,677,370	277
Manufactured	0		12	615,264	15	340,770
Homes Duplex	1	524,505	4	1,551,019	1	351,034
Tri-plex	0		0		0	
Four-plex	0		0		0	
Multi-Family	0		6	13,610,017	7	19,715,425
Dwelling Alteration	21	186,963	378	4,215,033	325	3,830,528
Commercial Foundation	0		1	30,000	6	562,261
Commercial (New)	0		68	41,277,179	54	69,999,988
Commercial (Alt.)	15	804,057	244	18,583,717	198	18,041,542
Commercial Pool	0		0		1	100,000
Temporary	0		1	40,000	1	25,000
Building Garage or	1	15,000	21	442,100	24	775,231
Carpport	0		1	13,875	2	9,700
Misc. Buildings	0		48	817,690	52	1,115,888
Misc. All	4	27,300	103	996,901	119	1,578,587
Others Signs	1	49,706	24	681,241	20	521,236
Pole Buildings	13	82,125	280	3,244,619	234	5,660,946
Plumbing Permits	42	389,312	501	11,669,176	479	10,987,166
Mechanical	2	25,750	22	169,142	32	549,750
Permits	1	5,000	1	5,000	1	10,000
Demolitions/Moved Bldgs	8	10,276	97	583,355	79	500,224
Foundation of Moved in Bldgs	4	12,857	67	743,856	72	2,173,991
Fire Detection Permits	0		4		4	
Fire Suppression Permits	0		2		9	
Totals	125	\$5,075,989	2,211	\$186,966,553	2,012	\$206,199,165
Fees Collected	\$76,027		\$1,647,844		\$1,549,559	
# of Inspections	765		11,596		10,649	