

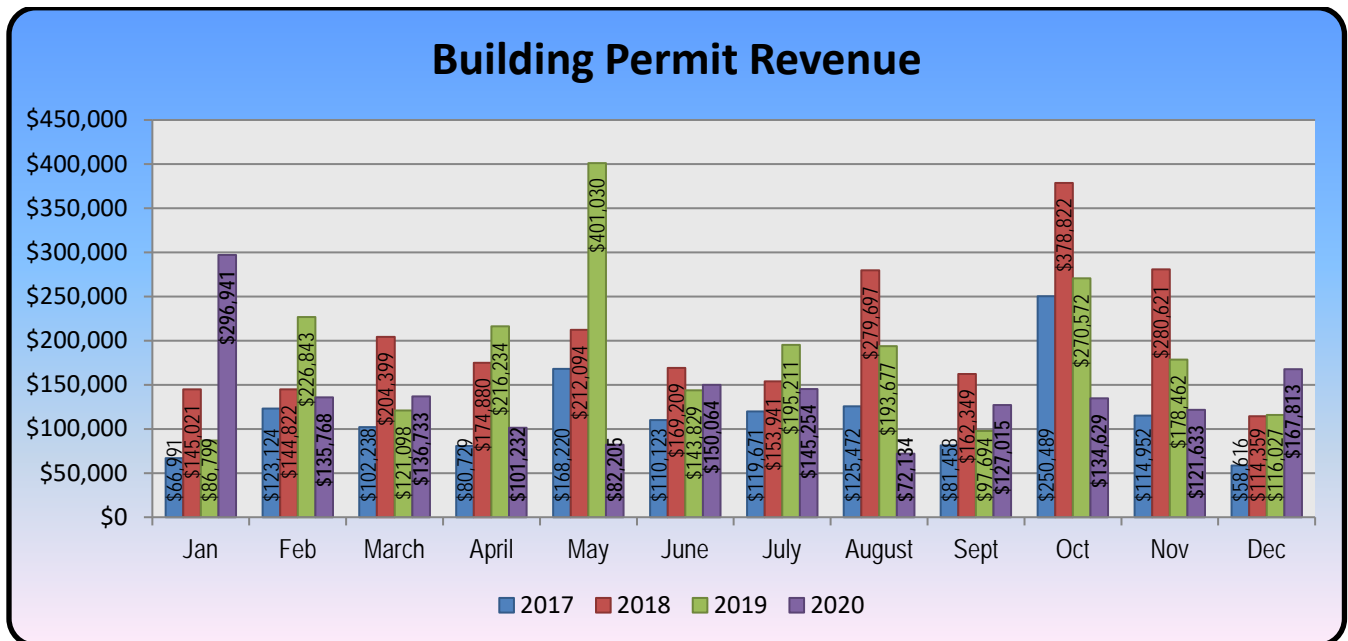
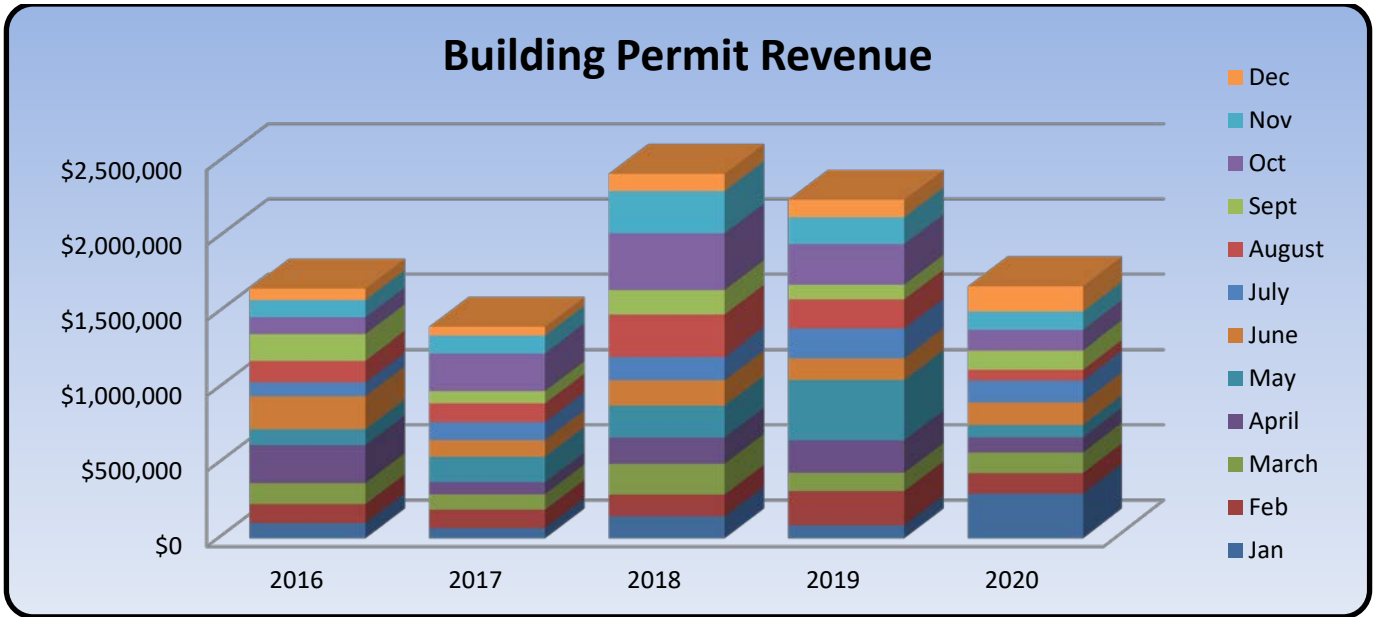


Community Planning Department

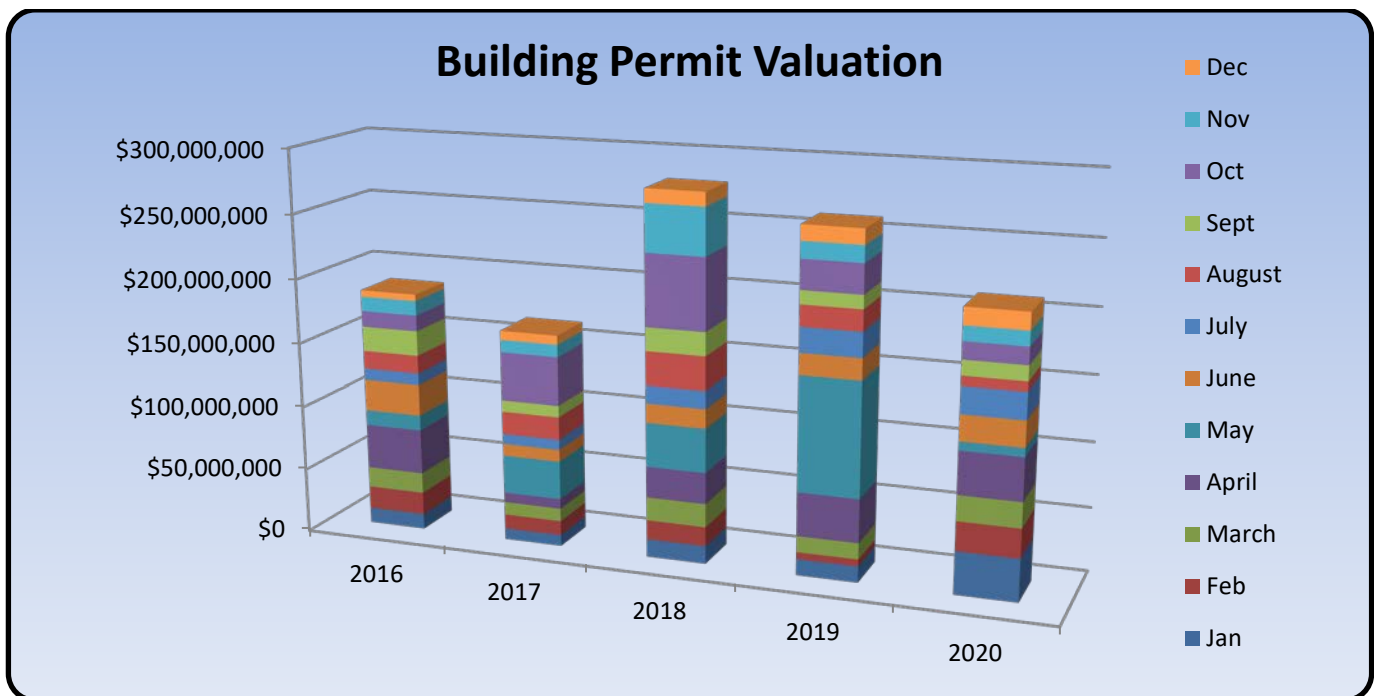
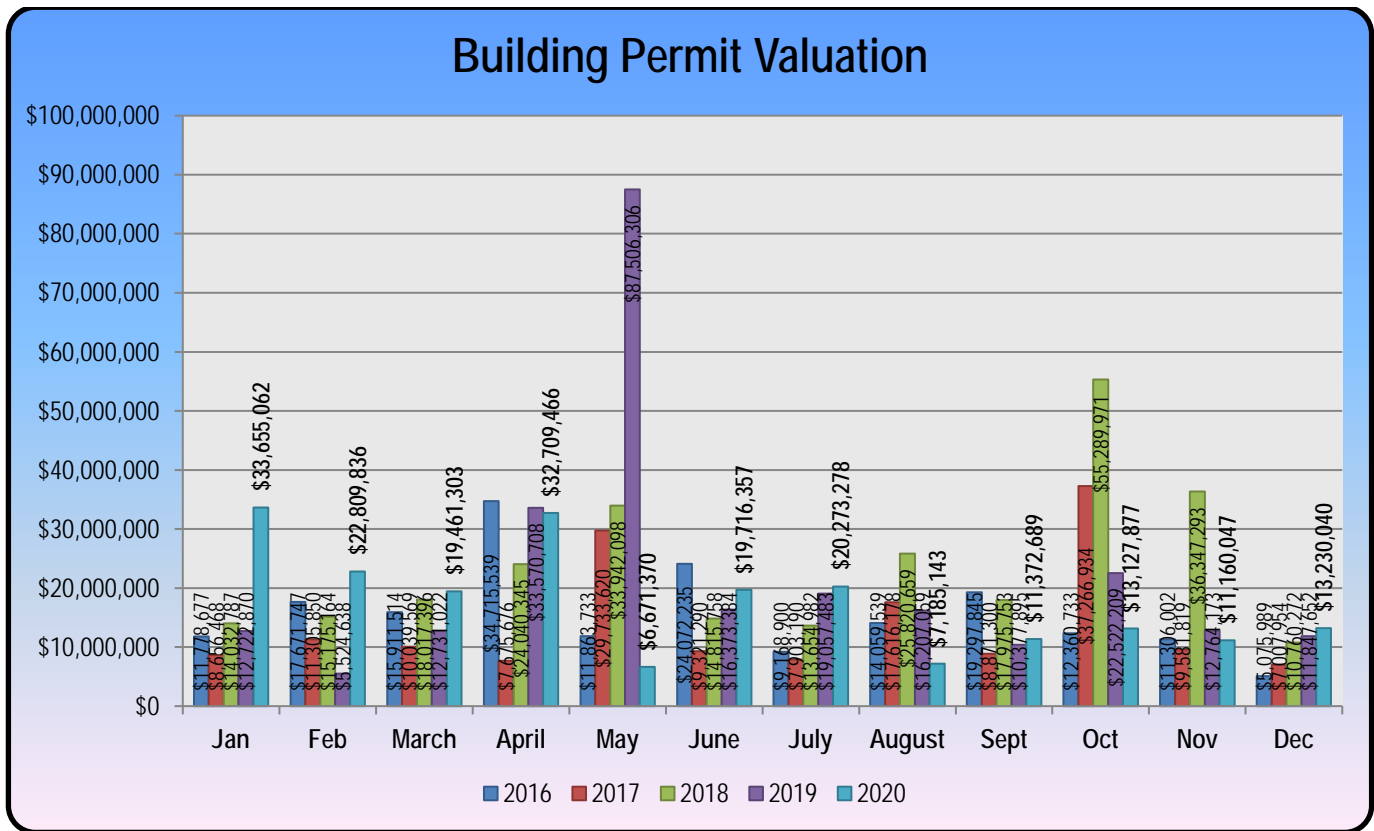
- DEVELOPMENT SERVICES
 - LONG RANGE PLANNING
 - BUILDING SAFETY DIVISION
- Monthly Report - December 2020

BUILDING DIVISION

Building permit revenue for December 2020 was \$167,813; total permit revenue year-to-date for 2020 is \$1,706,625 compared to the 2019 year-to-date total of \$2,249,856 or a decrease of **24.2%** in 2020 compared to 2019 year-to-date.

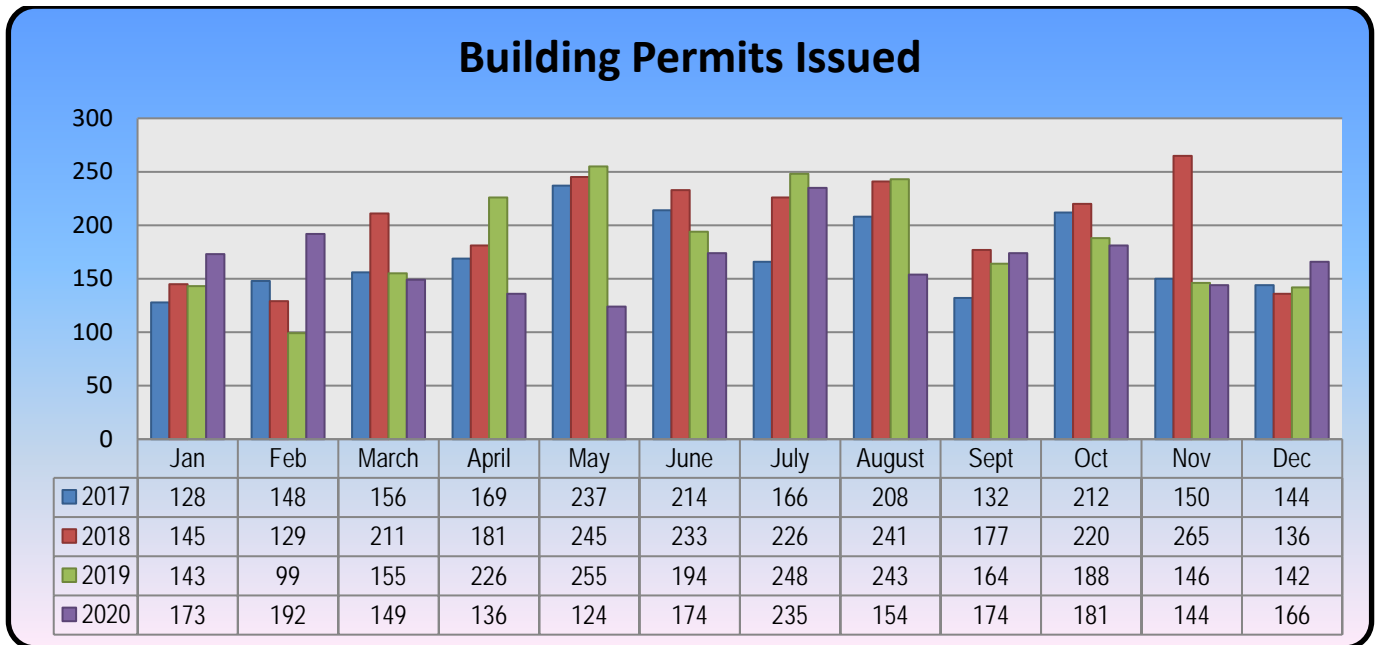


Valuation for permits issued by the Building Division in December 2020 was \$13,230,040 and a year-to-date total permit valuation of \$211,584,742 compared to year-to-date total of \$261,465,505 in 2019 or a decrease of about **19%** year-to-date.

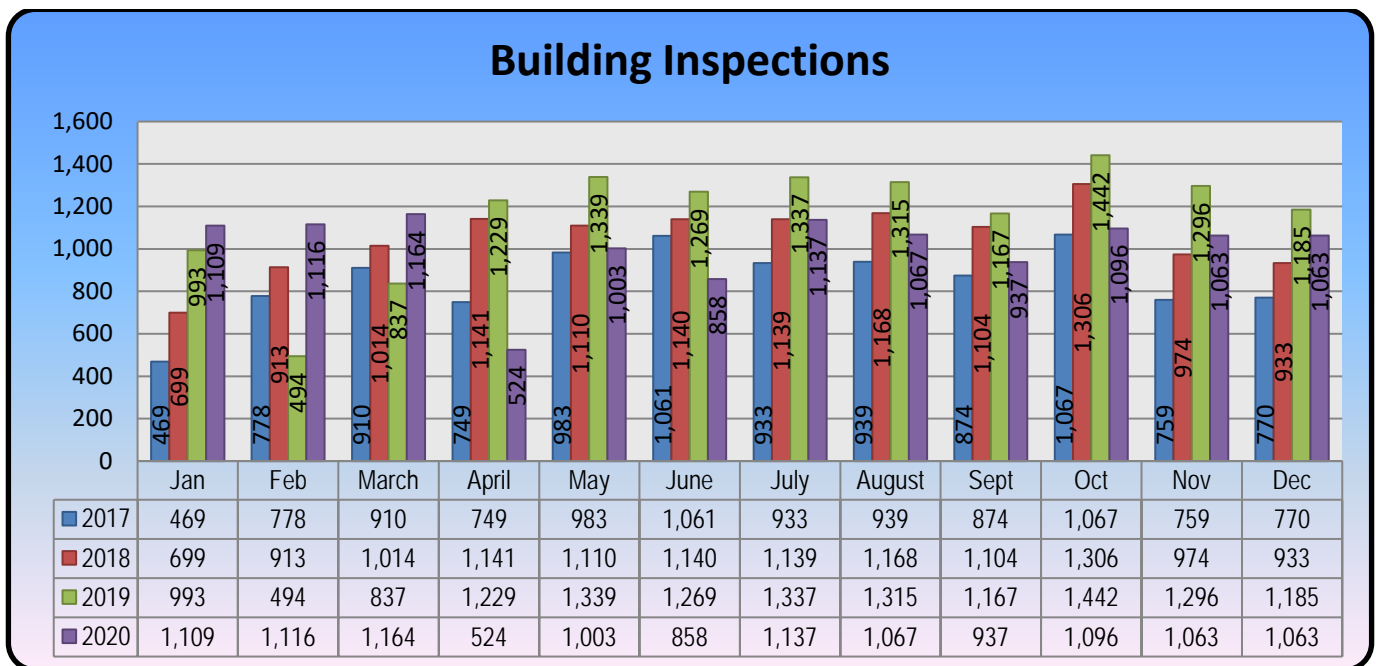


The Building Division issued a total of 166 permits in December 2020 including –

- 28 new single family residential;
- 11 new commercial;
- 6 commercial alterations; and
- 30 residential alterations.



The Building Division performed 1,063 inspections (all types including building, plumbing, mechanical, etc.) during December.



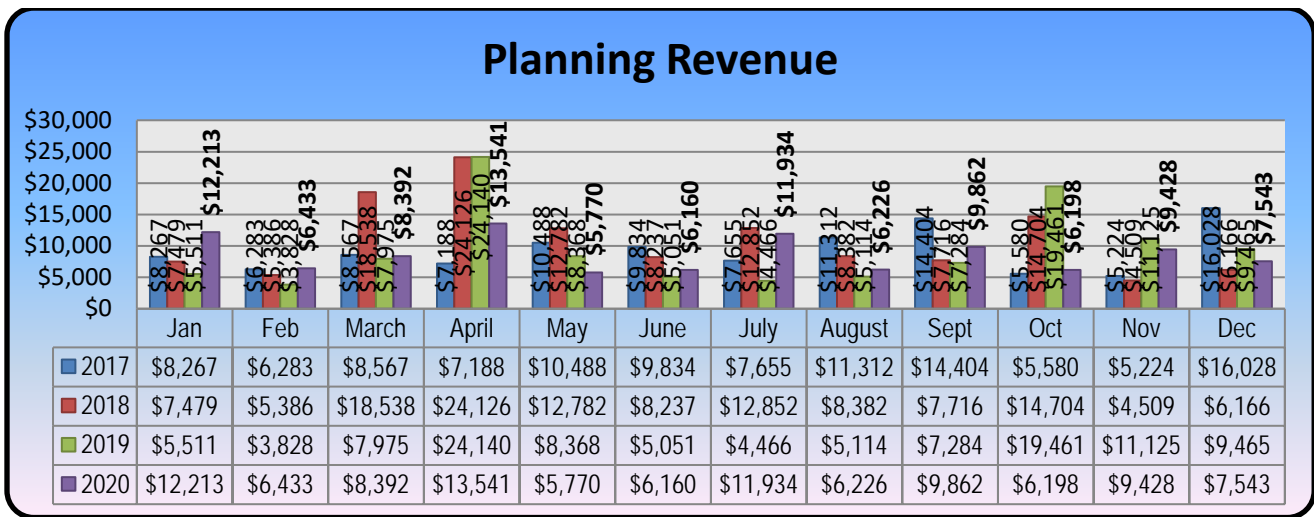
OFFICE OF FINANCIAL MANAGEMENT (OFM) DATA

December 2020 Residential	New Structures	Separate Dwelling Units	Demolition Permits- Residential	Dwelling Units Demolished
Single Family*	30	30	0	0
Duplex	4	8	0	0
Triplex	0	0	0	0
4-Plex	0	0	0	0
Apartments (5 units or more)	0	0	0	0
TOTALS	34	38	0	0

*Includes manufactured homes

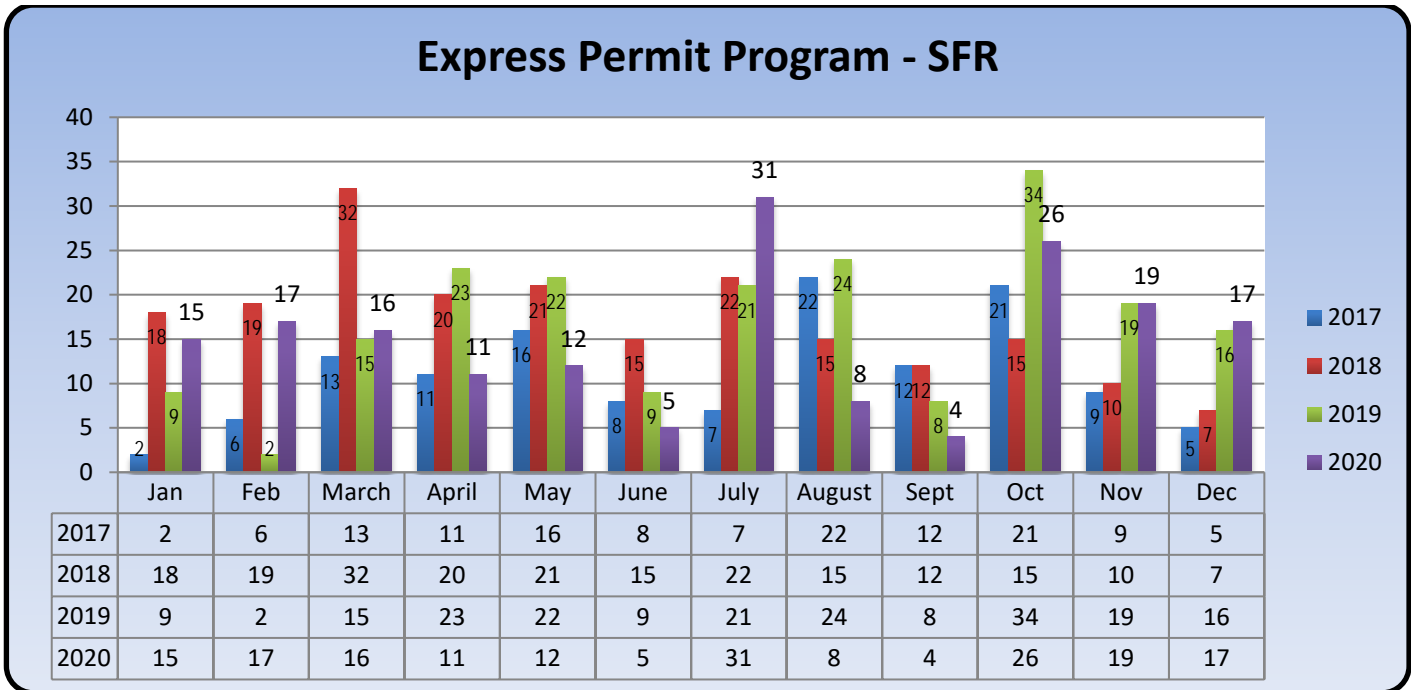
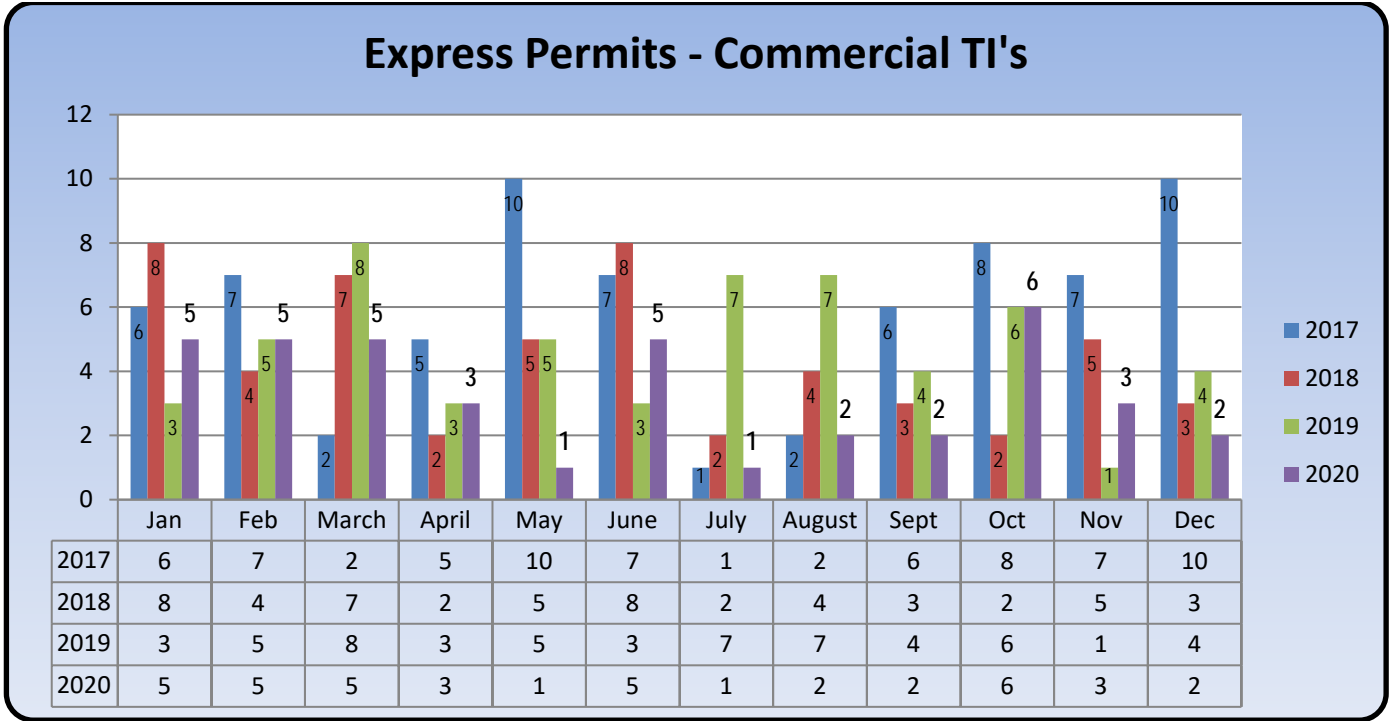
PLANNING DIVISION

Planning revenue for December 2020 was \$7,543 compared to \$9,465 in December 2019.

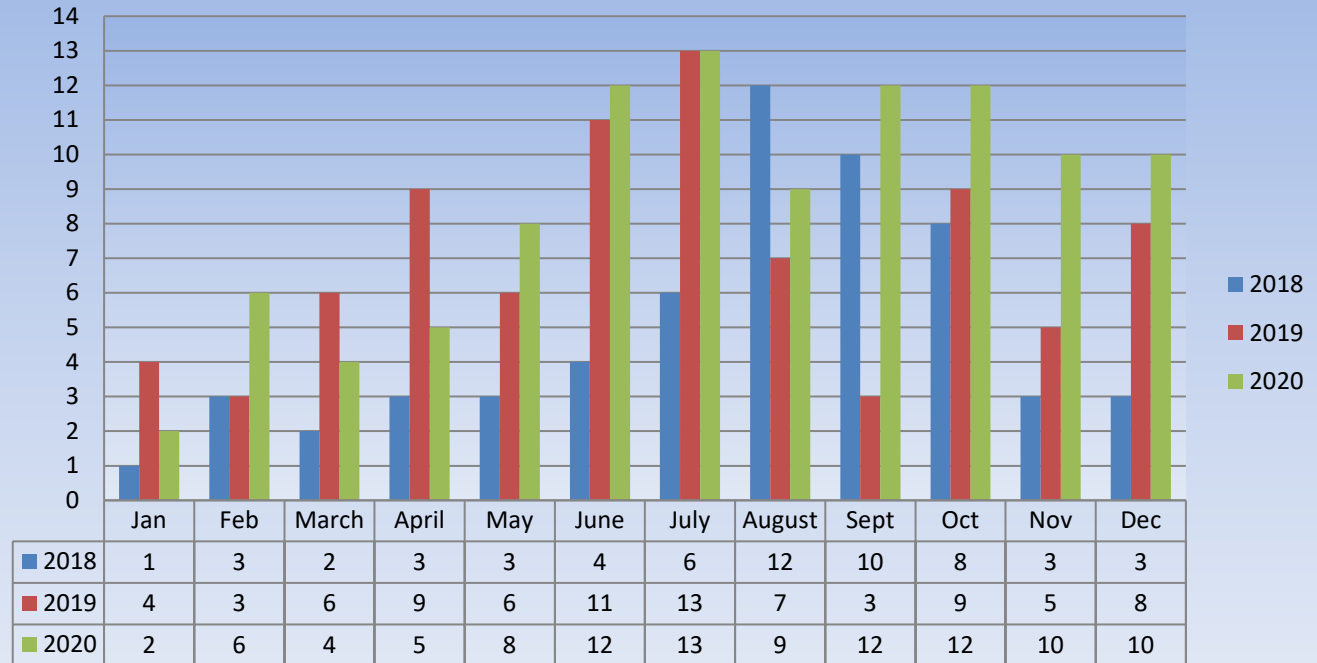


EXPRESS PERMIT PROGRAM

The Express Permit Program processed **17** single-family residential permits and **2** commercial tenant improvement permits during December. Year to date total for SFR express permits is **183** and **40** commercial tenant improvement permits. In August of 2017, the Department added residential alterations to the Express Permit Program. Several applications were tested between August and October; the new permit went live in November of 2017. In December **10** residential alteration applications were processed.



Express Permits - Residential Alts



Land use permits received in December included the following:

December 2020 - Land Use Applications		Land Use Applications	
Additional Animals		Plat Alterations	
Administrative Determinations		Preliminary Plats	
Accessory Dwelling Unit (Apt)	3	Planned Residential Developments	
Appeals		Preliminary Short Plat	
Binding Site Plan		Zoning Ordinance Amendment	
Boundary Line Adjustment	1	Sign Permits	
Change of Use		Site Plans (Type I, II & III)	6
Change of Zone	2	Variance	
Comp Plan Amendment		Zoning Letters	
Conditional Use Permit		Civil Reviews	
Environmental Determinations	1	Easement Vacations	
Final Plat		ROW Vacations	
Final Short Plat	1	Re-reviews	
Minor Variance		Inspections	
Parcel Combination		Final Permits	
DPW (Department of Public Works) Permits	76	Approved	
Shoreline Substantial Development Permit		Pre-Application/Feasibility Meetings	5

Hearing Examiner

The Hearing Examiner meeting on December 14, 2020 included a public hearing on an alteration to PRD 16-01 for the Village at Southridge PRD and preliminary plat. This request was recently approved with conditions.

Planning Commission

The Planning Commission cancelled meetings on December 7th due to a lack of agenda items. In the place of the December 21st meeting an open house for proposed changes to the City’s Shoreline Master Program was conducted as a part of the required SMP update process.

Historic Preservation Commission

The December Historic Preservation Commission meeting cancelled due to ongoing COVID-2019 concerns.


UPCOMING DATES OF INTEREST

Date	Topic
1-4-21	Planning Commission Regular Meeting - Cancelled
1-5-21	City Council Regular Meeting
1-11-21	Hearing Examiner
1-12-21	City Council Study Session
1-18-21	Planning Commission Regular Meeting – Cancelled in observance of MLK Day
1-19-21	City Council Regular Meeting
1-26-21	City Council Study Session

Attachments:

Major Building Permit Activity Report – December 2020

Building Permit Report Year-to-Date – December 2020



KENNEWICK
WASHINGTON
COMMUNITY PLANNING DEPARTMENT
Building Division – Project Summary
DECEMBER 2020

SINGLE FAMILY DWELLING	
ALDERBROOK HOMES LLC	5629 W 32ND AVE
GREEN PLAN CONSTRUCTION LLC	513 S QUILLAN CT
GREEN PLAN CONSTRUCTION LLC	525 S QUILLAN CT
GREEN PLAN CONSTRUCTION LLC	537 S QUILLAN CT
GREEN PLAN CONSTRUCTION LLC	501 S QUILLAN CT
KNUTZEN ENGINEERING	128 E 13TH AVE
KNUTZEN ENGINEERING	128 E 13TH AVE
KNUTZEN ENGINEERING	128 E 13TH AVE
KNUTZEN ENGINEERING	128 E 13TH AVE
KNUTZEN ENGINEERING	128 E 13TH AVE
KNUTZEN ENGINEERING	128 E 13TH AVE
KNUTZEN ENGINEERING	128 E 13TH AVE
KNUTZEN ENGINEERING	128 E 13TH AVE
KNUTZEN ENGINEERING	128 E 13TH AVE
LANDMARK HOMES OF WA INC	7030 W 31ST AVE
LANDMARK HOMES OF WA INC	7005 W 29TH AVE
LANDMARK HOMES OF WA INC	3685 S TAFT PL
LANDMARK HOMES OF WA INC	2592 W 44TH PL
LOTTS BETTER BUILT HOMES INC	5626 W 40TH AVE
LOTTS BETTER BUILT HOMES INC	5530 W 40TH AVE
PRO MADE CONSTRUCTION LLC	5677 W 32ND AVE
RIVERWOOD HOMES WASHINGTON LLC	5506 W 40TH AVE
RIVERWOOD HOMES WASHINGTON LLC	5698 W 40TH AVE
STELLAR HOMES LLC	5642 W 31ST AVE
STELLAR HOMES LLC	5645 W 31ST AVE
STELLAR HOMES LLC	5639 W 31ST AVE
TIMELESS HOMES LLC	610 S HUNTINGTON PL
VIKING BUILDERS LLC	344 E 35TH AVE
WILMOTH, CODY	614 E 45TH AVE
NEW COMMERCIAL	
GRANDRIDGE SAFE STORAGE BLDG A	8122 W GRANDRIDGE BLVD
GRANDRIDGE SAFE STORAGE BLDG B	8122 W GRANDRIDGE BLVD
GRANDRIDGE SAFE STORAGE BLDG C	8122 W GRANDRIDGE BLVD
GRANDRIDGE SAFE STORAGE BLDG D	8122 W GRANDRIDGE BLVD
GRANDRIDGE SAFE STORAGE BLDG E	8122 W GRANDRIDGE BLVD
GRANDRIDGE SAFE STORAGE BLDG F	8122 W GRANDRIDGE BLVD
GRANDRIDGE SAFE STORAGE BLDG G	8122 W GRANDRIDGE BLVD
GRANDRIDGE SAFE STORAGE BLDG H	8122 W GRANDRIDGE BLVD
GRANDRIDGE SAFE STORAGE BLDG J	8122 W GRANDRIDGE BLVD

NEW COMMERCIAL	
GRANDRIDGE SAFE STORAGE BLDG K	8122 W GRANDRIDGE BLVD
GRANDRIDGE SAFE STORAGE BLDG L	8122 W GRANDRIDGE BLVD
TENANT IMPROVEMENT/REMODEL	
METROPOLITAN INVESTMENTS OFFICE (FUTURE TENANT)	1009 N CENTER PKWY #200
MOD PIZZA	1659 N COLUMBIA CENTER BLVD #130
US CELLULAR (CELL TOWER MODIFICATIONS)	1917 N STEPTOE ST
US CELLULAR (CELL TOWER MODIFICATIONS)	114 S AUBURN ST
US CELLULAR (CELL TOWER MODIFICATIONS)	6500 W CLEARWATER AVE
WEALTH GROUP	5401 RIDGELINE DR #120



**COMMUNITY PLANNING DEPARTMENT
BUILDING DIVISION**

Building Permit Report for the Month of December 2020

	12/1/2020 12/31/2020		1/1/2020 12/31/2020		1/1/2019 12/31/2019	
	This Month		This YTD		Last YTD	
	# of Permits	Valuation	# of Permits	Valuation	# of Permits	Valuation
S/F Dwelling	28	6,293,324	299	86,775,382	345	102,775,456
Manufactured Homes	2	175,000	12	809,524	12	566,640
Duplex	4	652,940	6	1,341,921	3	1,169,453
Tri-plex	0		0		0	
Four-plex	0		0		0	
Multi-Family	0		2	1,000,000	1	500,000
Dwelling Alteration	30	397,794	397	7,407,465	407	7,278,409
Commercial Foundation	0		0		5	
Commercial (New)	11	4,280,550	63	61,491,936	64	83,634,956
Commercial (Alt.)	6	521,000	94	25,191,792	150	29,009,983
Commercial Pool	0		0		0	
Temporary Building	1	8,000	1	8,000	1	17,000
Garage or Carport	1	39,388	9	332,776	7	257,552
Misc. Buildings	0		0		0	
Misc. All Others	3	113,930	83	3,135,885	79	3,797,101
Signs	4	61,883	56	986,072	92	1,221,251
Pole Buildings	0		10	446,713	14	544,578
Plumbing Permits	0		1	8,000	3	175,321
Plumbing Permits - Res	5	10,014	68	141,480	109	276,431.81
Plumbing Permits - Com	6	81,788	76	4,872,694	99	10,437,789.00
Mechanical Permits	44	480,401	614	17,332,295	571	19,567,736
Demolitions/Moved Bldgs	1	10,000	8	78,428	17	214,350
Foundation of Moved in Bldgs	0		0		1	21,500
Post Fire Damage Inspect	0		8		14	0.00
Fire Detection Permits	1	3,647	106	66,956	128	
Fire Suppression Permits	18	100,381	77	157,423	81	
Title Eliminations	1		2		4	
Grading	0		0		0	
Totals	166	\$13,230,040	1,992	\$211,584,742	2,207	\$261,465,505
Fees Collected	\$167,813		\$1,706,625		\$2,249,856	
# of Inspections	1,063		12,155		14,016	

** Displayed valuation amounts are rounded to the nearest dollar and may cause totals to be slightly off **