

Development Trends | 2019

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May 2019	Permits Issued			Average Permit Value					
	Monthly Report			Calendar Year (5 month average)			Fiscal Year (8 month average)		
	May 2018	May 2019	% Change	2018	2019	% Change	FY 2018	FY 2019	% Change
Total Number									
Valuation ⁱ	\$103,217,435	\$44,608,298	-57%	\$288,316.86	\$209,807.97	-27%	\$177,148	\$183,317	3%
Building Permits ⁱ	358	398	11%	N/A	N/A	N/A	N/A	N/A	N/A
Total New Residential Construction (includes single family dwellings and multifamily unit construction)									
Valuation	\$35,755,027	\$22,687,596	-37%	\$127,242	\$211,327	66%	\$193,298	\$233,098	21%
Residential Units	281	116	-59%	N/A	N/A	N/A	N/A	N/A	N/A
Residential Single Family Dwelling units issued (includes duplexes)									
Valuation	\$18,223,387	\$15,742,256	-14%	\$276,947	\$281,978	2%	\$281,163	\$292,439	4%
Building Permits	55	62	13%	N/A	N/A	N/A	N/A	N/A	N/A
Commercial									
Valuation	\$62,213,012	\$16,515,115	-73%	\$432,001	\$543,171	26%	\$398,954	\$437,685	10%
Building Permits	87	106	22%	N/A	N/A	N/A	N/A	N/A	N/A
Trades									
Valuation	\$19,063,838	\$20,522,325	8%	\$12,872	\$15,179	18%	\$12,002	\$11,551	-4%
Permits	1698	1542	-9%	N/A	N/A	N/A	N/A	N/A	N/A

Positive Trends:

Building: Total number of Building Permits is up 11% compared to May 2018. Total number of Residential Single Family Dwelling Building Permits are also up 13% compared to May 2018. There was also a 22% increase in the total number of Commercial Building Permits compared to May 2018.

Notable Projects

Permits over \$1,000,000:

- 1) BLD18-04286 (Stor-It Self Storage Bldg 1) 55 N Allumbaugh St** - To construct a new 23,790 sq. ft. self-storage building with a total of 35 individual self-storage units within 3 building segments. - **\$1,600,000.00**
- 2) BLD18-04288 (Stor-It Self Storage Bldg 2) 55 N Allumbaugh St** - To construct a new 81,165 sq. ft., two-story self-storage building. - **\$2,500,00.00**
- 3) BLD18-04520 (Rosewood Apartments Bldg 11) 982 N Maple Grove Rd** - Permit for the construction of a new 47,415 sq. ft., three-story, 36-unit apartment building. - **\$4,653,378.000**
- 4) BLD18-04521 (Rosewood Apartments Bldg 12) 978 N Maple Grove Rd** - Permit for the construction of a new 22,890 sq. ft., three-story, 18-unit apartment building - **\$2,291,962.00**
- 5) BLD19-00101 (Knife River Office/Shop Bldg) 5450 W Gowen Rd** - Permit to construct a new two story, pre-engineered metal office/warehouse building and related site improvements with an area of 21,690 sq. ft. - **\$2,831,729.00**

Top 3 Contractors

- 1) Coastal Construction and Lumber - 24,353 Sq. Ft. - 21 Permits - \$2,855,606.78**
- 2) CBH Homes - 14,947 Sq. Ft. - 7 Permits - \$1,945,342.44**
- 3) Blackrock Homes LLC - 10,883 Sq. Ft. - 5 Permits - \$1,381,783.61**

Areas of Concern:

Building: The monthly total value of Building Permits has decreased by 57% compared to May 2018. The monthly total value of Commercial Building Permits has decreased by 73% compared to May 2018. The total number of Trade Permits has also decreased by 9% compared to May 2018.

Planning: The monthly total staff level applications has decreased by 5% compared to May 2018. The number of total applications received for calendar year 2019 has also decreased by 5% compared to 2018. The total staff level for calendar year 2019 has also decreased by 8% compared to 2018.

5 Year Trends

Building: The total number of Building Permits has increased by 11% and is the highest in five years. The total number of Commercial Building Permits has also increased by 22% and is the highest in the last five years.

Planning: Compared to the last five fiscal years, the total staff level applications for fiscal year 2019, rank 3rd highest with a total of 924 staff level applications, compared to a high of 957 in fiscal year 2016.

Subdivision Plat Approvals:

- SUB18-00067 Finis Terra Final 45 Barber Valley
- SUB19-00009 Villa Nostra Final 6 West Bench
- SUB19-00015 Carlsbad Crossing Preliminary 17 Northwest
- SUB19-00013 Dallas Harris Estates Townhomes No. 10 Preliminary 68 Barber Valley
- SUB19-00014 Dallas Harris Estates Townhomes No. 11 Preliminary 11 Barber Valley
- SUB19-00005 Brahman Estates Preliminary 4 Southwest
- SUB19-00002 Greenheads End Preliminary 14 Southeast

ⁱ Doesn't include trade permits