

# Development Trends | 2015

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September 2015	Permits Issued			Average Permit Value					
	Monthly Report			Calendar Year (9month average)			Fiscal Year (12month average)		
	September 2014	September 2015	% Change	2014	2015	%Change	FY 2014	FY 2015	%Change
<b>Total Number</b>									
Valuation <sup>i</sup>	\$45,543,034	\$54,089,065	19%	\$135,143	\$159,912	18%	\$139,840	\$158,488	13%
Building Permits <sup>i</sup>	337	383	14%	N/A	N/A	N/A		N/A	N/A
<b>Total New Residential Construction (includes single family dwellings and multifamily unit construction)</b>									
Valuation	\$26,522,804	\$35,447,208	34%	\$123,362	\$173,828	41%	\$160,765	\$161,863	1%
Residential Units	215	103	-52%	N/A	N/A	N/A	N/A	N/A	N/A
<b>Residential Single Family Dwelling units issued (includes duplexes)</b>									
Valuation	\$8,051,804	\$11,006,650	37%	\$242,617	\$242,361	0%	\$248,545	\$246,329	-1%
Building Permits	32	47	47%	N/A	N/A	N/A	N/A	N/A	N/A
<b>Commercial</b>									
Valuation	\$17,009,327	\$11,344,041	-33%	\$233,975	\$396,545	69%	\$267,224	\$349,466	31%
Building Permits	137	93	-32%	N/A	N/A	N/A	N/A	N/A	N/A
<b>Trades</b>									
Valuation	\$10,413,669	\$9,961,252	-4%	\$9,806	\$7,925	-19%	\$8,324	\$9,262	11%
Permits	1235	1459	18%	N/A	N/A	N/A	N/A	N/A	N/A

### Positive Trends:

Planning: The Planning Division staff level applications increased 43% from 79 in September 2014 to 164 in September 2015. Building: September 2015 represents a strong ending to a one of the most robust construction seasons on record. PDS permitted over \$54,089,065 of construction value, a 19% increase over the \$45,453,034 of construction permitted in September of 2014. The outcome can be attributed to an increase in valuation in single family dwellings and multifamily unit construction which increased 34% from \$26,522,804 to \$35,447,208. The value of single family dwelling units increased 37% from \$8,051,804 to \$11,006,650 and the number of building permits increased 47% from 32 to 47.

### Notable Projects:

Planning: A final plat with 50 lots was approved as part of the Riverheights #7 project and 30 lots were approved for Barber Valley Townhomes #3 in September 2015. Building: As noted in "Positive Trends" major projects permitted in September were related to residential construction. Two permits totaling \$3,512,060 were issued for tenant improvements for Good Samaritan Apartments I and II located at 3350 and 3360 N Collister Drive. 4 permits totaling \$2,662,941 were issued for 50,149 sq. ft. Fallingbrook Condominium project located on E Walling Drive. A permit for \$1,447,378 was issued for the Perkins-Coie suite renovation located at 1111 W Jefferson Street, Suite 500. 7 permits were issued for 28 units as part of the Cordillera Phase II project for a total of \$2,100,000. The top 3 single family dwelling builders were CBH Homes with 9 permits for a total valuation of \$1,570,280, Tahoe Homes, LLC with 5 permits at \$1,150,334. Andy Thompson Construction Inc. and Brighton Homes Idaho, Inc. tied for third with 4 homes a piece.

<sup>i</sup> Doesn't include trade permits

### Areas of Concern:

Planning: September 2015 brought a 42% large drop in total commission/committee/council levels applications from 88 to 51. This drop was offset by an increase in the number of staff level applications from 79 in September 2014 to 113 in September 2015. Building: September was a slower month than might be expected for commercial construction. An unexpected drop in the number of building permits occurred, declining from 137 in September 2014 to 93 in September 2015. The trade permit valuation issued dropped about the same amount. This will be a short lived trend because permits for City Center Plaza building tenants will be issued soon. 1,459 trade permits were issued in September of 2015, representing an increase of 18% over the 1,235 that were issued in September 2015. Responding to inspection requests at this level can't be sustained permanently.

### 5 Year Trends:

Planning: Planning finished out the fiscal year strongly with all measurements (staff level and commission/committee/council levels applications processed) increasing 6% over the previous fiscal year. Commission/committee/council level applications increased from 2,171 in FY 2014 to 2,301 in FY 2015. Staff level applications increased from 1,123 to 1,195. These applications are the highest levels in 5 years. Building: The \$54,089,065 in total permit valuation issued in September 2015 is the highest September in five years, 17% higher than the \$46,273,304 issued in September 2014. The 93 commercial building permits issued in September 2015 was the fourth highest level in the last five years. The highest level was September 2014 where 137 permits were issued. September 2014 appears to be an unusual month as it is the only September in the last five years where the total number of commercial permits exceeded 98 permits.