

Development Trends | 2015

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November 2015	Permits Issued			Average Permit Value					
	Monthly Report			Calendar Year (11month average)			Fiscal Year (2month average)		
	November 2014	November 2015	% Change	2014	2015	% Change	FY 2016	FY 2015	% Change
Total Numberⁱ									
Valuation ⁱ	\$24,495,763	\$44,757,994	83%	\$128,250	\$138,250	8%	\$173,478	\$138,472	-20%
Building Permits ⁱ	191	290	52%	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	\$16,184,902	\$26,293,855	62%	\$129,479	\$175,304	35%	\$125,643	\$204,219	63%
Residential Units	125	142	14%	N/A	N/A	N/A	N/A	N/A	N/A
Residential Single Family Dwelling units issued (includes duplexes)									
Valuation	\$9,406,902	\$14,607,151	55%	\$251,429	\$258,758	3%	\$290,078	\$331,420	14%
Building Permits	33	46	39%	N/A	N/A	N/A	N/A	N/A	N/A
Commercial									
Valuation	\$7,380,390	\$16,235,269	120%	\$234,353	\$315,812	35%	\$232,024	\$230,542	-1%
Building Permits	55	92	67%	N/A	N/A	N/A	N/A	N/A	N/A
Trades									
Valuation	\$7,966,766	\$9,168,255	15%	\$8,735	\$8,014	-8%	\$10,158	\$10,978	8%
Permits	1,090	1,314	21%	N/A	N/A	N/A	N/A	N/A	N/A

Positive Trends:

Building: November 2015 was a strong month for PDS with an 83% increase in building permit valuation from \$24,495,763 in November 2014 to \$44,757,994 in November 2015. The number of building permits also increased 52% from 191 in November 2014 to 290 in November 2015. This increase can be attributed to an unexpectedly strong increase in commercial building permits from 55 in November 2014 to 92 in November 2015 and permitting associated with multi-family projects. October 2015 was a slow commercial permitting month and it may be that some customers delayed picking up permits during the last few days of October and picked them up instead in the first few days of November. Other factors may be a hot construction market which has resulted in many large commercial projects that are not waiting until spring to start construction. The swing in temperatures that has characterized fall 2015 has allowed some home builders to continue pouring foundations on warm days occurring after the first hard freeze.

Notable Projects:

Building: \$12,495,898 of additional permit value was issued for the Kensington Apartment project located on Saxton Drive near the corner of State Street and Glenwood Street. A \$5,838,647 permit was issued for the 16,000 sq. ft. Library at Bown Crossing. This project is being built to meet the City's newly adopted green construction code. The \$2,111,285 permit was issued for the concrete podium of the new Afton Apartment project located at 611 S. 8th Street. A \$1,370,000 foundation and podium permit was issued for The Inn at 500 located at 500 S. Capitol Boulevard. A \$1,430,356 permit for a new Jackson's Food Store located at 2581 S. Broadway Avenue was issued. The top three single family residential builders in November 2015 were Brighton Homes Idaho, Inc. with 12 permits having a total valuation of \$3,077,755, Tahoe Homes, LLC. with 8 permits having a total valuation of \$2,035,880 and CBH Homes with 5 permits having a total valuation of \$963,610. **Planning:** A final plat with 61 lots was approved for Belmar Estates in November 2015.

Areas of Concern:

Building: With few exceptions, there is little negative trend data in the November 2015 report. One exception is the abnormally high increase in the number of total building permits issued which resulted in an average building permit value decline of 20% from \$173,478 to \$138,472. **Planning:** The only negative trend was found in fiscal year data where there was a decline in commission/committee/council level application reviews from 165 in the first two months of FY 2014 compared with 134 in the first two months of FY 2015.

5 Year Trends:

Building: November 2015 was an exceptional month based on 5-year trend data. At \$44,757,994, the total building permit valuation for November 2015 was at its highest level since November 2013 when the department permitted \$32,975,238 in building permit value. Residential single family permit value issued was at \$14,607,151, the highest level in 5 years, beating out the next highest November, November 2013, when \$12,144,471 of permit value was issued. **Planning:** With 11 months of the 2015 calendar year completed, planning has received 2,248 applications which is 12% above the 2,014 received at this time in calendar year 2014.

ⁱ Doesn't include trade permits