

Development Trends | 2016

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October 2016	Permits Issued			Average Permit Value					
	Monthly Report			Calendar Year (10 month average)			Fiscal Year (1 month average)		
	October 2015	October 2016	% Change	2015	2016	% Change	FY 2016	FY 2016	% Change
Total Number									
Valuation ⁱ	\$51,661,552	\$34,726,291	-33%	\$134,185.85	\$148,038.68	10%	\$134,186	\$108,182	-19%
Building Permits ⁱ	385	321	-17%	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	\$27,744,214	\$15,347,063	-45%	\$216,752	\$190,949	-12%	\$216,752	\$260,120	20%
Residential Units	128	59	-54%	N/A	N/A	N/A	N/A	N/A	N/A
Residential Single Family Dwelling units issued (includes duplexes)									
Valuation	\$24,210,214	\$14,823,063	-39%	\$254,913	\$268,884	5%	\$340,989	\$290,648	-15%
Building Permits	71	51	-28%	N/A	N/A	N/A	N/A	N/A	N/A
Commercial									
Valuation	\$19,919,743	\$16,368,630	-18%	\$370,506	\$301,261	-19%	\$284,568	\$259,820	-9%
Building Permits	92	81	-12%	N/A	N/A	N/A	N/A	N/A	N/A
Trades									
Valuation	\$17,716,765	\$8,505,997	-52%	\$13,852	\$7,245	-48%	\$13,852	\$7,245	-48%
Permits	1503	1373	-9%	N/A	N/A	N/A	N/A	N/A	N/A

Positive Trends:

Planning: Total planning applications for 2016 have stayed fairly similar to 2015, with 2094 from January through October this year, compared to 2103 last year. This was with a 15% decrease in Commission/Committee/Council level applications and a 12% increase in staff level numbers. October 2016 is slightly lower than last year, with 181 total applications this year to 189 last year, even with a 25% increase in commission level applications.

Notable Projects

Building: Stack Construction pulled \$8,416,850 in permit value for Cascadian Healthcare Skilled Nursing Facility, a 55,643 sq. ft. project at 6000 W Denton St. A permit value of \$1,268,506 was pulled by The Russell Corporation for a new 2,504 sq. ft. Pioneer Federal Credit Union at 5918 W State St, and a \$1,764,823 permit was pulled by Straight Line Building Solutions LL for renovation of an existing 8,475 sq. ft. building and an addition of 4,843 sq. ft. at 351 N Mitchell St.

The top contractors for October 2016 were CBH Homes with 9 permits valued at \$2,573,061.45, Brighton Studio Inc. with 8 permits valued at \$1,757,662.60, and HHS Construction LLC with 8 permits valued at \$2,021,274.14.

Planning: Two preliminary plats were approved this month – Hackberry North Subdivision with 15 lots at 5176 N Bogus Basin Rd, and Belmar Subdivision No. 2 with 30 lots at 6211 W Hill Rd.

ⁱ Doesn't include trade permits

Areas of Concern:

Building: There was a significant drop in building permit values and numbers from October 2015 to October 2016. However, the 17% drop in permit numbers stems from an unusual peak in permit numbers in 2015 (385), especially when compared to the 307 permits pulled in Oct. 2014, 323 in 2013, and 236 in 2012. The drop in permit value is more significant, but can be accounted for by a lower number of high-value multi-family residential construction being pulled this month. Most of the residential permit value for October 2016 comes from single-family dwelling units, which generally have a lower value.

Planning: There was a slight drop in the number of planning applications, but it has stayed fairly consistent during the month of October for the last three years. There was also a slight drop in total applications for the year from January through October, but it was a less than 1% decrease, keeping 2016 approximately on track to stay at the same numbers as 2015.

5 Year Trends

Building: The last two years have shown a decrease in building permit values for the month of October, from \$66,138,459 in 2014 down to \$51,661,552 in 2015, and now at \$34,726,291 in 2016. However, the total number of permits shows less variation, moving from 323 in 2013 to 307 in 2014, with a spike to 385 in 2015, dropping back down to 321 this year.

Planning: October 2016 came in with the lowest number of applications since October 2012, although it is still significantly higher than 2012 (155 total applications) at 181 total applications, only a slight change from 189 last year and 183 in 2014. Calendar year 2016 is showing almost level with 2015, with 2,094 total applications from January through October, compared to 2,103 last year. However, the last several years have shown fairly steady growth, with 1,464 applications in 2012, 1,686 in 2013 and 1,895 in 2014.