



Committee Members: (Chair) Councilmember Elfers, Councilmember Cole, Councilmember Kenna
(Alternate Deputy Mayor Bowman)

Staff: Community & Economic Development Director Ryan Windish

The city is conducting this public meeting using a hybrid model. The public is welcome to attend tonight's meeting in-person at City Hall (First Floor Conference Room), or virtually by using the meeting access link below.

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 276 116 368 375

Passcode: 9gKeai

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 323-886-6453](#).,580143248# United States, Los Angeles

Phone Conference ID: 580 143 248#

[Find a local number](#) | [Reset PIN](#)

COMMITTEE MEMBERS

COMMITTEE BUSINESS

1. Manufactured Home Park Overlay - Zoning Code Text Amendment

REPORTS

1. Permit Report - Year-to-Date - September 2025

ADJOURNMENT

SUBJECT: Manufactured Home Park Overlay - Zoning Code Text Amendment

CATEGORY: Ordinance

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Ordinance No. 2936-Amended_100125

STAFF CONTACT: Ryan Windish, Community & Economic Development Director

SUMMARY BACKGROUND: On September 8, 2025 the City Council discussed the proposed ordinance in a Study Session and considered the Planning Commission recommendation. Two items were requested to be amended at the Study Session and Ordinance No. 2936 was referred to the City Council Community Development Committee for further discussion and recommendations. The two amendments include the following:

1. Including Low Density Residential Zones as applicable for the Mobile Home Park Overlay zones because 2 of the Mobile Home Park Overlays would occur in a Low Density Residential zone.
2. Creating enforcement provisions and appeal provisions for the required relocation report and plan.

The Amended Ordinance No. 2936 contains highlighted sections in red text that indicate where the amendments have been made to the Ordinance.

If the CD Committee votes in favor of a "Do Pass" recommendation on the amendments, the item will go before the City Council for final action on October 20, 2025.

Background and Legislative History

In January, the City Council adopted the 2024 Comprehensive Plan Periodic Update as required by the state Growth Management Act (GMA). The 2024 Comprehensive Plan contains anti-displacement policies to protect households and individuals from being displaced by new construction or redevelopment. Displacement mitigation and consideration is required by GMA (RCW 36.70A.070) and is to focus on preservation of affordable housing options for vulnerable communities. The Planning Commission and City Council considered and approved anti-displacement policies including the preservation of manufactured home parks as an affordable housing option.

The Zoning Code text amendment before the Planning Commission would create a Manufactured Home Park (MHP) overlay district that would limit the future use of the land to being only a MHP.

The Planning Commission held a public hearing on July 10, 2025, on this Zoning Code text amendment and received comments from residents of manufactured home parks and owners. As a result of comments from the public, the Planning Commission, and the City Attorney, staff is proposing additional edits to the draft ordinance.

On August 7, 2025, the Planning Commission voted unanimously to recommend approval by the City Council of the Zoning Code Text Amendments related to a MHP Overlay Zone.

COUNCIL COMMITTEE/STUDY SESSION: Planning Commission

MEETING/STUDY SESSION DATE: 8/7/2025

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Move to amend and adopt Ordinance No. 2936 pertaining to creating a Manufactured Home Park Overlay Zone.

AMENDED
ORDINANCE NO. 2936

CITY OF SUMNER, WASHINGTON

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, AMENDING ZONING CODE ESTABLISHING A MANUFACTURED HOME PARK OVERLAY ZONE AND AMENDING CHAPTER 18.34, MANUFACTURED HOME PARKS, AND AMENDING SECTIONS 18.34.010; 18.34.020; 18.34.030; 18.34.040; 18.34.050; 18.34.060; AND CREATING A NEW SECTION 18.34.090.

WHEREAS, the Washington State Growth Management Act requires that the City of Sumner take measures to identify local policies and regulations that result in the displacement of vulnerable populations (RCW 36.70A.070(2)(e)); and to implement policies and regulations that begin to undo racially disparate impacts, displacement, and exclusion in housing (RCW 36.70A.070(2)(f)); and identify areas that may be of higher risk of displacement from market forces that occur with changes in zoning development regulations and capital investments (RCW 36.70A.070(2)(g)); and

WHEREAS, the Growth Management Act further requires the City of Sumner Comprehensive Plan establish antidisplacement policies with the consideration given to the preservation of historical and cultural communities as well as investments in low, very low, and extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing (RCW 36.70A.070(2)(h)); and

WHEREAS, the City of Sumner Comprehensive Plan Housing Element contains policy pertaining to the adoption of “provisions in the zoning code such as special zones or development standards that protect manufactured home parks over other types of housing developments” (Policy 6.3); and

WHEREAS, the City of Sumner Comprehensive Plan Land Use Element contains policy specific to the establishment of Manufactured Park Overlay zone with the purpose of the overlay being “to support the continuation of manufactured homes as the primary use on the property and to help ensure that MFHPs continue to provide affordable housing options for Sumner residents:” and

WHEREAS, manufactured home parks offer an affordable housing alternative within the City, particularly for families and seniors over the age of 55; and

WHEREAS, restricting the use of existing manufactured home parks to being only used for manufactured home park purposes reduces the potential for displacement of residents and the likelihood that these properties will be redeveloped; and

WHEREAS, the policies in the Comprehensive Plan pertaining to restrictions on future land uses of Manufactured Home Parks is consistent with the Growth Management Act.

Ordinance No. 2936

October 1, 2025

Page 1 of 10

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Chapter 18.34 “Manufactured Home Parks” title and the Sumner Municipal Code is hereby amended to read as follows:

Chapter 18.34

MANUFACTURED HOME PARKS AND OVERLAY ZONE

Sections:

- 18.34.010 Applicability.
- 18.34.020 Permitted locations.
- 18.34.030 Conditional uses.
- 18.34.040 Submittal requirements.
- 18.34.050 Park development standards.
- 18.34.060 Manufactured home site standards.
- 18.34.070 Nonconforming parks, site.
- 18.34.080 Operation and maintenance of manufactured home parks.
- 18.34.090 Manufactured Home Park Overlay Zone.

Section 2. Section, 18.34.010 “Applicability” and the Sumner Municipal Code is hereby amended to read as follows:

18.34.010 Applicability.

The development, preservation and operation of manufactured home parks within the city shall be subject to this chapter. For purposes of this chapter, a “new manufactured home parks” are those parks permitted by the City pursuant to this Title after November 1, 2025.

NOTE: The revisions to this chapter differentiate between the “new” manufactured home parks (yet to be constructed) and those that are currently existing. This sentence specifies what is meant by a “new manufactured home park” essentially any thing built after this ordinance is enacted, which should be on or near November 1, 2025.

Section 3. Section, 18.34.020 “Permitted Locations” and the Sumner Municipal Code is hereby amended to read as follows:

18.34.020 Permitted locations.

The locations for new manufactured home parks shall be governed by the underlying zoning.

Ordinance No. 2936

October 1, 2025

Page 2 of 10

Section 4. Section, 18.34.030 “Conditional Uses” and the Sumner Municipal Code is hereby amended to read as follows:

18.34.030 Conditional uses.

Where new manufactured home parks are required to receive conditional use approval, the hearing examiner and city council shall be guided by the following criteria in addition to the criteria of SMC 18.48.050 in making a decision:

- A. The park design, including site layout, street configuration, landscaping, and community space, are compatible with the surroundings and the community character goals of the comprehensive plan; and
- B. The park is consistent with the comprehensive plan; and
- C. The park makes adequate provision for sanitary sewers, drainage, water, streets, parks, and schools.

Section 5. Section, 18.34.040 “Submittal Requirements” and the Sumner Municipal Code is hereby amended to read as follows:

18.34.040 Submittal requirements.

All applications submitted for approval of a new manufactured home park shall consist of a development plan, including:

- A. Name of the person who prepared the plan;
- B. Names of all persons owning and managing the land proposed for the development;
- C. Name and address of the proposed manufactured home park;
- D. Scale of the plan and north arrow;
- E. Boundaries and dimensions of the manufactured home park, and number of acres included;
- F. Vicinity map showing uses on adjacent properties and the relationship of the development to such uses;
- G. Location and dimensions of each space, with each space designated by number or other designation;
- H. Location and dimensions of each existing or proposed building;
- I. Location, width and design standards of streets and pedestrian ways;
- J. Location, size and design details of all utilities serving the site;

- K. Location of each lighting fixture for exterior lighting;
- L. Location of recreational and other common areas;
- M. Location and type of landscaping, fences, walls, and other screening structures;
- N. Location, arrangement, and design of all parking facilities;
- O. Location of fire hydrants;
- P. Enlarged plot plan of a typical space, showing location of foundation base, storage space, parking, setbacks to property lines, utility connections, and other improvements;
- Q. Topography of the park site with contour intervals of not more than two feet, and a drainage plan;
- R. A survey plat of the property, plans of structures to be constructed, public water system and sewage approved by appropriate governmental agencies, and garbage disposal provisions;
- S. Any additional information relevant to determining if the proposal meets the applicable approval criteria.

Section 6. Section, 18.34.050 “Park Development Standards” and the Sumner Municipal Code is hereby amended to read as follows:

18.34.050 Park development standards.

The following standards apply to all new manufactured home parks.

- A. Size. A manufactured home park shall be the same as a planned residential development.
- B. Minimum Right-of-Way. A manufactured home park shall front an improved collector or arterial street.
- C. Density. Spaces within manufactured home parks, regardless of the underlying zoning, shall be a minimum of 4,800 square feet. The minimum space width within manufactured home parks shall be 60 feet. Up to 50 percent of the lots within a park may be no less than 50 feet wide.
- D. Buffers. A manufactured home park shall provide and maintain a minimum landscaped buffer of 20 feet along any property line abutting upon a public street or highway and at least a 10-foot landscaped buffer from any other boundary line defining the outside limits of the park. A maximum of half of the required buffer may coincide with the required setback for a space(s) within the park.
- E. Street Lighting. Street lighting shall be provided according to city standard.
- F. Underground Utilities. All utilities shall be installed underground.

Ordinance No. 2936

G. Swimming Pools. Community swimming pools shall meet the standards of the Tacoma-Pierce County health department and the building code.

H. Signs. Signs identifying the manufactured home park shall conform to applicable sign ordinances.

I. Streets. Within manufactured home parks all streets shall be constructed to city of Sumner standards for public streets, including width, sidewalks, paving depth and base, curve radii and curbs; except that sidewalks may be a minimum of four feet wide. The width of right-of-way required of public streets and planting strips are not required to be provided. The responsibility for maintenance of private roads shall be with the park management. The vehicular speed limit shall be 10 miles per hour and shall be posted to the satisfaction of the police department.

J. Fire Hydrants. Fire hydrants as required by chapter 15.28 SMC shall be provided.

K. Recreational Vehicle Storage. Common storage areas for recreational vehicles, boats or trailers shall be provided as part of the manufactured home park design at the rate of 50 square feet for each site in the park. A six-foot-high sight-obscuring fence with a lockable gate shall be erected around the perimeter of such storage areas. Parking of recreational vehicles shall not be allowed other than in approved storage areas.

L. Playgrounds. Mitigation of parks and open space impacts shall be addressed through on-site provision of parks facilities and open space or through the payment of fees in lieu of such facilities and open space.

Section 7. Section, 18.34.060 “Manufactured Home Site Standards” and the Sumner Municipal Code is hereby amended to read as follows:

18.34.060 Manufactured home site standards.

The following standards shall be satisfied for new manufactured home sites within manufactured home parks.

A. One Home Per Site. No greater than one manufactured home shall be allowed on a manufactured home site.

B. Internal Setbacks. A manufactured home or attached accessory building shall not be located closer than 10 feet from any other manufactured home or attached accessory building; closer than 10 feet from any roadway lot line or five feet from any other manufactured home site line. Manufactured home accessory structures, when not attached to the manufactured home, shall not be closer than six feet from such home and shall not be closer than five feet to a manufactured home site line and 10 feet to a roadway lot line. Detached accessory structures, when less than 120 square feet may disregard setbacks from manufactured home site lines provided the structure is separated from the manufactured home and all other structures by six feet. No structures are allowed in park buffers.

C. Lot Coverage. A manufactured home and all accessory structures shall not cover more than 50 percent of the area of a manufactured home site.

D. Trailers and Recreational Vehicles. No travel trailer or recreational vehicle shall be utilized except as temporary living quarters and accessory to an existing manufactured home, which use shall not exceed a maximum of 30 days per year. No trailer or recreational vehicle shall be stored on a manufactured home site, except designated storage areas, for more than five days per year.

E. Location of Parking. No required parking of motor vehicles shall be allowed within the 10 feet from the site line abutting a street or vehicular way.

F. Height. Structures within manufactured home parks shall be no greater than one story in height.

Section 8. New Section. A new section, 18.34.090 “Manufactured Home Park Overlay Zone” is hereby added to the Sumner Municipal Code to read as follows:

18.34.090 Manufactured Home Park Overlay Zone.

A. The Manufactured Home Park (MHP) Overlay Zone is intended to promote the retention of manufactured home parks as a source of affordable detached single-family and senior housing. This classification is assigned to certain existing manufactured home parks which contain leased home sites, as opposed to fee simple owned lots, and as such are more susceptible to future redevelopment. The Manufactured Home Park Zone Overlay shall apply to Low Density, Medium Density and High Density Residential zones and limits development to manufactured home parks unless an exception is granted per subsection C of this section, or until a comprehensive plan and zoning amendment for another type of land use is requested, considered and adopted.

NOTE: This amendment is necessary because two of the Mobile Home Park Overlay zones occur in Low Density Residential zones.

B. The following existing manufactured home parks inclusive of all associated parcels, shall be designated on the official Zoning Map per SMC 18.06.020 as Manufactured Home Park Overlay Zones:

1. Crystal Springs Mobile Home Park ;
2. Double A Mobile Manor
3. Summerville Estates

C. Use Exception: A manufactured home park owner may request a use exception from the application of the MHP Overlay Zone to their property following the procedures for a

Ordinance No. 2936

Type VI.a land use decision established in chapter 18.56 SMC. The hearing examiner may approve a use exception if the property owner demonstrates that the MHP Overlay Zone prevents beneficial use of the subject property.

NOTE: This amendment the owner must make a case that there is no “beneficial use” of the subject property. “Beneficial use” is the standard used by the courts to determine whether or not a zoning regulation takes private property without compensation in violation of the 5th Amendment of the US Constitution. It is a rather high bar and would typically require that the property owner show that there is little to no economic use available under the current zoning restrictions. This legal review is also why it is necessary for the use exception to be reviewed by a Hearing Examiner, typically a land use attorney, rather than the City Council. (see below)

If the request is approved by the hearing examiner, then the property shall revert to its previous zoning designation without further action by the hearing examiner. Subsection D of this section sets forth additional requirements for the owner regarding relocation assistance.

D. The owner shall submit to the director a relocation plan that provides for the mobile home park owner assisting each mobile home park tenant household to relocate, in addition to making any state or federal required relocation payments. To the satisfaction of the director, the relocation plan must include the following:

1. Description of how the mobile/manufactured home park owner intends to comply with RCW 59.20 and 59.21 and other pertinent laws (City, County, of State),
2. An explanation of tenant rights according to State law,
3. A list of sources of assistance (governmental, financial, etc.),
4. A list of available vacant spaces within the mobile/manufactured home park, a list of parks with available spaces within Pierce, King, Kitsap, and Thurston Counties,
5. A list of companies that move manufactured or mobile homes,
6. A list of alternative public and private subsidized housing resources,
7. A list of actions the mobile/manufactured home park owner will take to assist park tenants to move the mobile/manufactured homes from the park, and
8. A description of other actions the owner will take to minimize hardship to mobile home park tenant households suffer as a result of the closure or conversion of the park.

The relocation plan shall be reviewed and approved by the director.

E. No mobile home park owner may close a mobile home park, or obtain final approval of a comprehensive plan or zoning redesignation/rezone until the mobile home park owner obtains a certificate of completion from the director. The director shall issue a certificate of completion only if satisfied that the owner has complied with the provisions of an approved relocation report and plan, the eviction notice requirements of RCW 59.20.080 and 59.21.030, the relocation assistance requirements of RCW 59.21.021, and any additional requirements imposed in connection with required city applications.

F. The director shall administer and enforce subsections D and E of this section. Whenever an owner or an owner's agent fails to comply with the provisions of subsections D and E, the director may deny, revoke, or condition a certificate of completion, a permit, or another approval.

G. Appeal. Any appeal for a determination of the director under subsection D and E shall be appealable to the hearing examiner in accordance with the procedures established for a Type III.a decision in SMC 18.56.030(D).

G. Residents within a manufactured home subdivision or park may request a change in zoning to the director that would establish a MHP Overlay Zone designation if there is a potential sale or change that would lead to the displacement of residents. The request for change in zoning shall follow procedures and criteria as set forth in SMC 18.52.

NOTE: Amendments include director approval and administration and enforcement of the relocation report and plan. Appeal of a director determination shall be to the hearing examiner.

Section 9. Section, 18.56.030 "Land Use Permits Required" , Section D and the Sumner Municipal Code is hereby amended to read as follows:

18.56.030 Land use permits required.

A. Except as provided in subsection M of this section, land use permits may be composed of one or more classifications of land use decisions. A land use permit shall be required for all projects requiring one or more of these decisions.

...

D. The following decisions are Type III.a decisions which require no public notice and are appealable to the hearing examiner:

1. Short subdivisions up to four lots;

2. Revocation of a land use permit pursuant to SMC 18.56.230;

- 3. Approvals pursuant to the resource, wildlife and hazard areas, chapter 16.40 SMC;
- 4. Zoning code interpretation;
- 5. Renewal of a land use permit pursuant to SMC 18.56.220;
- 6. Temporary caretaker's quarters;
- 7. Temporary continuing care quarters;
- 8. Final subdivisions;
- 9. Relocation report and plans pursuant to SMC 18.34.090.

NOTE: This new section amends the appeal section of SMC 18.56.030 as it relates to a relocation report and plan approval.

Section 10. Severability. If a section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. If the provisions of this ordinance are found to be inconsistent with other provisions of the Sumner Municipal Code, this ordinance is deemed to control.

Section 11. Effective date. This ordinance shall take effect five (5) days from the date of publication in the City's official newspaper.

Section 12. Corrections by City Clerk or Code Reviser. Upon approval of the city attorney, the city clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; ordinance, section, or subsection numbering; or references to other local, state, or federal laws, codes, rules, or regulations.

Passed by the City Council and approved by the Mayor of the City of Sumner, Washington, at a regular meeting thereof this ____ day of _____

Mayor Kathy Hayden

ATTEST:

APPROVED AS TO FORM:

City Clerk Michelle Converse, CMC

Andrea Marquez, City Attorney

First Reading:
Date Adopted:
Date of Publication:
Effective Date:

October 1, 2025

Ordinance No. 2936

Page 10 of 10



PERMIT ISSUANCE SUMMARY (01/01/2025 TO 09/29/2025) FOR CITY OF SUMNER

Permit Type	Permit Work Class*	Permits Issued	Square Feet	Valuation	Fees Paid
Building Commercial/Industrial	Accessory Structure	2	1,620	\$186,014.08	\$3,311.36
	Addition	1	1,024	\$100,000.00	\$22,198.88
	Alteration, Remodel, Repair	5	1,470	\$363,913.00	\$10,219.44
	Certificate of Occupancy/Change of U	3	34,580	\$605,000.00	\$10,342.71
	Commercial Fence	3	87	\$245,000.00	\$3,593.50
	Demolition	2	100,475	\$90,000.00	\$2,912.50
	Industrial Fence	1	0	\$20,000.00	\$672.50
	New Construction	11	409,787	\$32,509,792.92	\$744,386.40
	Tenant improvement	21	114,568	\$4,454,112.00	\$428,596.65
BUILDING COMMERCIAL/INDUSTRIAL TOTAL:		49	663,611	\$38,573,832.00	\$1,226,233.94
Building Residential	Accessory Dwelling Unit	1	957	\$30,000.00	\$18,822.82
	Accessory Structure	5	1,608	\$115,122.00	\$3,336.43
	Addition	6	1,352	\$320,446.46	\$7,250.20
	Adult Family Home	2	2,700	\$5,500.00	\$193.03
	Alteration, Remodel, Repair	10	5,980	\$337,455.00	\$7,593.85
	Demolition	4	10,104	\$210,000.00	\$1,174.00
	New Construction	2	4,039	\$339,631.08	\$41,773.29
BUILDING RESIDENTIAL TOTAL:		30	26,740	\$1,358,154.54	\$80,143.62
Fire Permits	Emergency Radio Responder	3	0	\$80,547.00	\$1,493.59
	Fire Alarm	30	0	\$376,933.10	\$9,370.66
	Fire Sprinkler	14	0	\$2,138,539.00	\$22,803.51
	Fire Underground	7	0	\$50,000.00	\$530.06
	Smoke Control	1	0	\$100,000.00	\$1,639.69
FIRE PERMITS TOTAL:		55	0	\$2,746,019.10	\$35,837.51
Landscape Irrigation	Landscape Irrigation - Residential	2	0	\$0.00	\$640.00
LANDSCAPE IRRIGATION TOTAL:		2	0	\$0.00	\$640.00
Mechanical Commercial/Industrial	Alteration, Remodel, Repair	12	0	\$331,827.00	\$3,048.43
	New Construction	1	0	\$0.00	\$161.70
MECHANICAL COMMERCIAL/INDUSTRIAL TOTAL:		13	0	\$331,827.00	\$3,210.13
Multifamily Building Permit	Accessory Structure	2	7,053	\$160,000.00	\$2,473.75
	Addition	2	2,178	\$37,000.00	\$1,556.92
	Alteration, Remodel, Repair	1	0	\$300,000.00	\$4,234.00
	New Construction	1	4,171	\$750,000.00	\$11,600.50
MULTIFAMILY BUILDING PERMIT TOTAL:		6	13,402	\$1,247,000.00	\$19,865.17
Plumbing Commercial/Industrial	Alteration, Remodel, Repair	8	0	\$0.00	\$1,336.50
	New Construction	1	0	\$0.00	\$216.15
PLUMBING COMMERCIAL/INDUSTRIAL TOTAL:		9	0	\$0.00	\$1,552.65
Plumbing Residential	Alteration, Remodel, Repair	18	0	\$0.00	\$1,343.20
PLUMBING RESIDENTIAL TOTAL:		18	0	\$0.00	\$1,343.20
Racks	Installation/Addition/Relocation	11	0	\$1,410,640.81	\$23,852.28

** Double-click the Permit Work Class Name while in the browser to see Permit details for that Work Class.*

PERMIT ISSUANCE SUMMARY (01/01/2025 TO 09/29/2025)

Permit Type	Permit Work Class*	Permits Issued	Square Feet	Valuation	Fees Paid
RACKS TOTAL:		11	0	\$1,410,640.81	\$23,852.28
Re-Roof	Commercial/Industrial	3	0	\$124,880.00	\$1,349.15
	Residential	36	0	\$676,406.89	\$10,799.50
RE-ROOF TOTAL:		39	0	\$801,286.89	\$12,148.65
Residential Mechanical	Alteration, Remodel, Repair	75	0	\$0.00	\$3,299.50
RESIDENTIAL MECHANICAL TOTAL:		75	0	\$0.00	\$3,299.50
Septic to Sewer	Septic to Sewer	1	0	\$0.00	\$42,076.33
SEPTIC TO SEWER TOTAL:		1	0	\$0.00	\$42,076.33
Sewer Line Permit	Side Sewer Replacement	8	0	\$0.00	\$1,350.00
SEWER LINE PERMIT TOTAL:		8	0	\$0.00	\$1,350.00
Sign	Sign	20	0	\$0.00	\$780.00
SIGN TOTAL:		20	0	\$0.00	\$780.00
Site Development	Civil Site Development	11	0	\$0.00	\$753,290.71
	Sidewalk/Driveway Replacement	3	0	\$0.00	\$1,150.00
	TESC	2	0	\$0.00	\$6,388.00
SITE DEVELOPMENT TOTAL:		16	0	\$0.00	\$760,828.71
Solar Installation	Solar Commercial/Industrial	1	0	\$124,664.00	\$10,845.64
	Solar Residential	2	0	\$61,807.99	\$1,407.45
SOLAR INSTALLATION TOTAL:		3	0	\$186,471.99	\$12,253.09
Special Events	Banner	1	0	\$0.00	\$150.00
SPECIAL EVENTS TOTAL:		1	0	\$0.00	\$150.00
Street Obstruction Notification	Street Obstruction Notification	110	0	\$0.00	\$23,970.00
STREET OBSTRUCTION NOTIFICATION TOTAL:		110	0	\$0.00	\$23,970.00
Temporary Use Permits	Firework Stand	3	0	\$0.00	\$394.00
	Temporary Tent	3	0	\$0.00	\$477.00
TEMPORARY USE PERMITS TOTAL:		6	0	\$0.00	\$871.00
Tree Permit	Street Tree Permit	1	0	\$0.00	\$0.00
TREE PERMIT TOTAL:		1	0	\$0.00	\$0.00
Water Line	Water Line	3	0	\$0.00	\$2,928.06
WATER LINE TOTAL:		3	0	\$0.00	\$2,928.06
GRAND TOTAL:		476	703,753	\$46,655,232.33	\$2,253,333.84

** Double-click the Permit Work Class Name while in the browser to see Permit details for that Work Class.*