



# Community Development Annual Report 2016



*Washougal will be a safe, healthy and economically vibrant community that balances growth and expanding opportunity while preserving the best qualities of small-town living*

FTE	2016 Actuals
Director	1
City Planner	1
Building Official	1
Permit Tech	1
Building Inspector	1
Total	5

Number of Plan Reviews			
Plan Reviews	2015	2016	% Change
Type I*	75	82	9.3%
Type II**	29	32	10.3%
Type III***	2	4	100%
Type IV****	9	21	133%

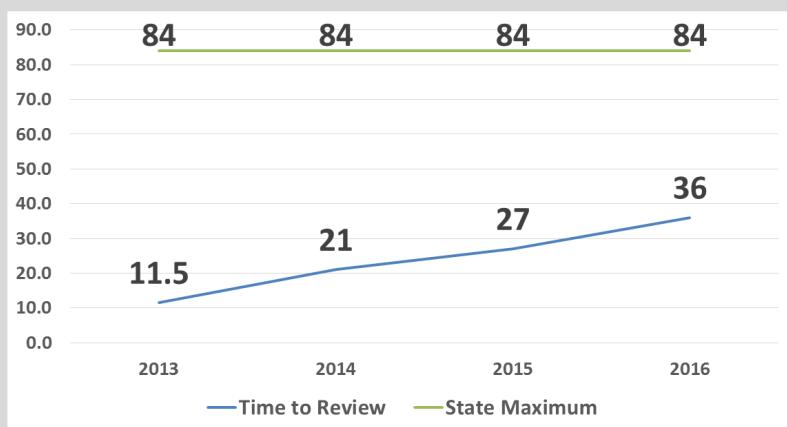
**6.4%** of the 2016 General Fund Expenditures Were Dedicated to Community Development<sup>1</sup>



The Cost Recovery for Development Review in 2016 was **104.7%**

Cost Recovery			
Target	2014	2015	2016
80%-105%	89.3%	96.1%	104.7%

#### Type I Land Use Decision Time



#### Type II Land Use Decision Time



<sup>1</sup>General Fund calculation includes street funds as an expense category

\*Type I plan reviews include: Boundary Line Adjustments, Grading, Road Modification, Sign Site Plans, Temporary Use, and Others.

\*\*Type II plan reviews include: Critical Area Reviews, Environmental Reviews, Shoreline Permits, Wetland Permits, and Others.

\*\*\*Type III plan reviews include: Conditional Use Permits, Plat Alterations, Subdivisions, and Others.

\*\*\*\*Type IV plan reviews include: Annexation, Code Amendments, Development Agreements, and Others.

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Number of Permits			
Permit Type	2015	2016	% Change
Building	80	84	5%
Commercial and Industrial	31	22	-29%
New Residential	97	86	-11.3%
Mechanical	252	264	4.7%
Plumbing	178	166	-6.7%
Reroof	31	60	93.5%
Demolition	7	14	100%
Irrigation	66	65	-1.5%
Sign	6	5	-16.6%
Total	748	766	2.4%

Building Plan and Inspection Activity			
	2015	2016	% Change
Inspections Completed	3365	3310	-1.6%
Site Visits/Stops	1887	1898	.6%
Building Plans Reviewed	147	138	-6.1%

Building Inspection Performance			
	Goal	2015	2016
Avg. Days to Inspection	<=1	1	1
% of Inspections Completed	99%	99.1%	99.9%

Time to Review Building Plans (Days)			
Permit Type	Goal	2015	2016
New Residential	<14	15	19

"The service provided by the Washougal building department exceeds all other jurisdictions we work in. Thank you all for simply making things easy, and going the extra mile. I am looking forward to the next project in Washougal!"

-Happy Customer

Building Permit Valuations			
	2014	2015	2016
Total Commercial/Industrial Valuation	\$2,638,197	\$9,347,503	\$11,179,479
Total New Residential Valuation	\$21,605,675	\$25,208,970	\$26,075,372
Avg. Valuation For New Residential	\$260,309	\$259,886	\$303,202

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## Community Strategic Pillars

### Communication

Provide open and accountable city government through effective communication to foster active citizen participation.

### Community engagement

Support and promote opportunities for community engagement to build a sense of community and preserve our small-town feel.

### Core services

Provide effective leadership to ensure that Washougal residents receive quality, cost-effective municipal services.

### Economic development

Build a solid economic foundation to ensure a strong, diverse and sustainable local



### Accomplishments for 2016

- Increased Cost Recovery for Department
- Type I and Type II Planning Reviews Far Below State Requirements
- Adoption of UGA Preferred Alternative Plan
- Integration of Property Addressing
- Received and Processed First Multi-Family Tax Exemption Application

### Goals for 2017

- Reduce Average Time to Review New Family Residential to 14 Days
- Implement Zoning Changes in Downtown Core to Increase Population and Employment Density
- Complete and Implement Results of Fee Study
- Refine Performance Measurement System



**Sean Guard,**  
**Mayor**



*City of Washougal*

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