



Community Development Annual Report 2016

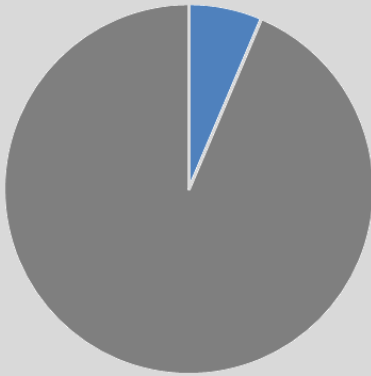


Washougal will be a safe, healthy and economically vibrant community that balances growth and expanding opportunity while preserving the best qualities of small-town living

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%

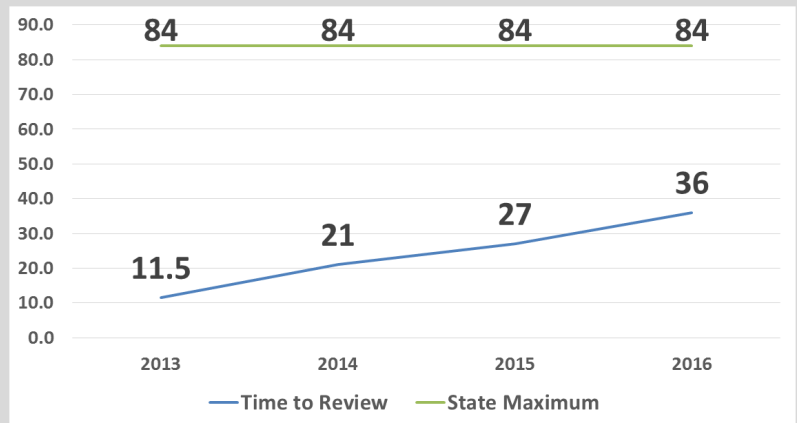
6.4% of the 2016 General Fund Expenditures Were Dedicated to Community Development¹



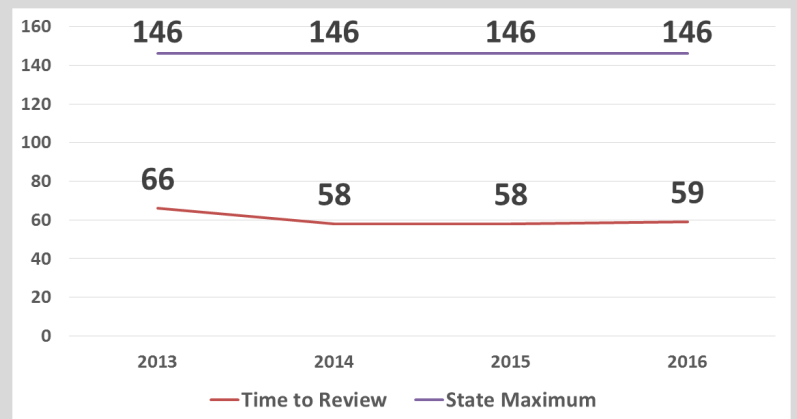
The Cost Recovery for Development Review in 2016 was **104.7%**

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



¹General 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.

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

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