



# Community Development Building & Planning Annual Report 2017



*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*

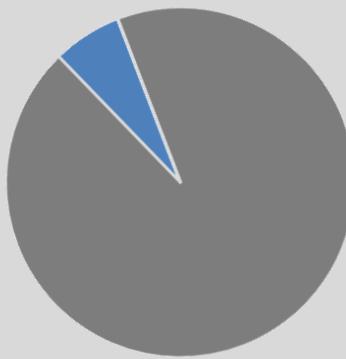
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# Community Development

supports the City of Washougal's mission and vision, through work in the areas of building and planning. The department focuses on keeping Washougal's small-town feel while increasing economic opportunities. The department works to keep growth intentional and takes proactive steps in planning for population, housing, modal transpiration, and business opportunities.

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**6.8% of the 2017 General Fund expenditures were dedicated to Community Development**



The majority of Community Development is funded through land use and permit fees, which are established by the City Council. With the exception of minor adjustments, these fees have not been updated since the year 2000. The City is currently reviewing fees.

## Accomplishments for 2017

Implementation of Urban Growth Area Preferred Alternative Plan (UGA)

Type I and Type II Land Use Decisions Far Below State Requirements

Integration of Property Addressing

Filled Two Building Inspector Vacancies

## Implementation of Urban Growth Area Preferred Alternative Plan

In 2017 the City of Washougal saw the first implementation of the UGA Preferred Alternative Plan that was adopted by City Council in 2016. This implementation included the annexation of 185 acres in the Northwest UGA, with associated Comprehensive Plan changes, rezoning, and the adoption of new zoning regulations. This was just the first step towards achieving the City Council's vision for future development within the UGAs. This vision will continue to be implemented as areas within the UGA are annexed. The City will also be working with Clark County as part of the State mandated update to the Comprehensive Plan to implement the provisions of the plan that are within the UGA but remain outside the city limits.

# BUILDING INSPECTIONS

**3604 Total      294 Increase in Total from 2016**

**99.9% Completed  
within 1 Day      14.4 Inspections per Day**

**19.7% were Re-Inspections**

Land use reviews cover a variety of projects including new commercial or industrial development, single family and multi-family residential development, changes in use, and shoreline permitting. The City also handles smaller reviews include sign permits, boundary line adjustments, and temporary use permits,.

Such reviews require collaboration with other disciplines including civil engineering, transportation engineering, and the fire marshal. The scope and complexity of projects directly affects the amount of time needed to process and review proposals.

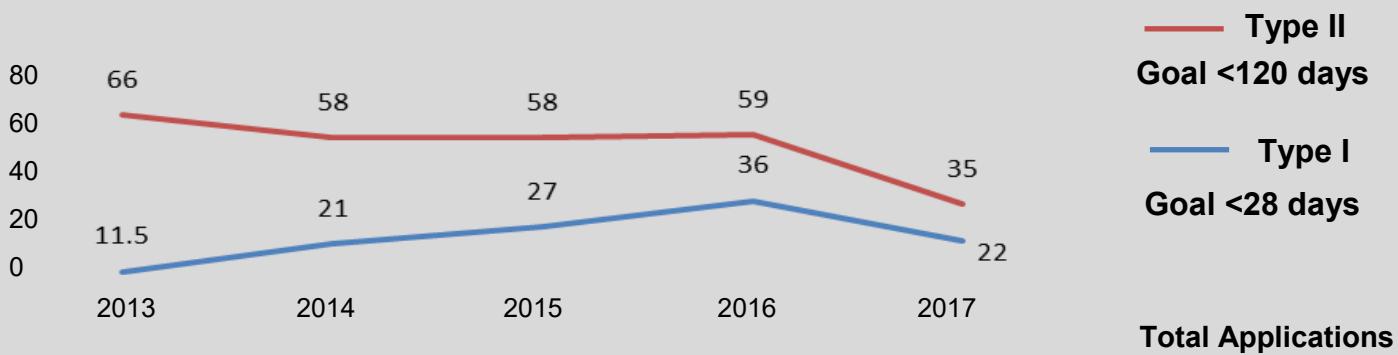
State law mandates limits on such reviews to ensure applicants receive decisions in a timely manner. Small reviews referred to as Type I's should have a decision issued within 28 days, while Type II and Type III reviews can take anywhere from 90 – 120 days following technical completion.

## Land Use Review Timelines

**Type I -14 Day Reduction from 2016**

**Average Time - Site Plan Review**

**Type II -24 Day Reduction from 2016**



\*Type I land use decisions include: Pre-Application Conferences, Site Plans, Boundary Line Adjustments, Road Modifications, Temporary Use...

\*\*Type II land use decisions include: Short Plats, Site Plans, SEPA Reviews, Shoreline Permits, Critical Areas Permits...

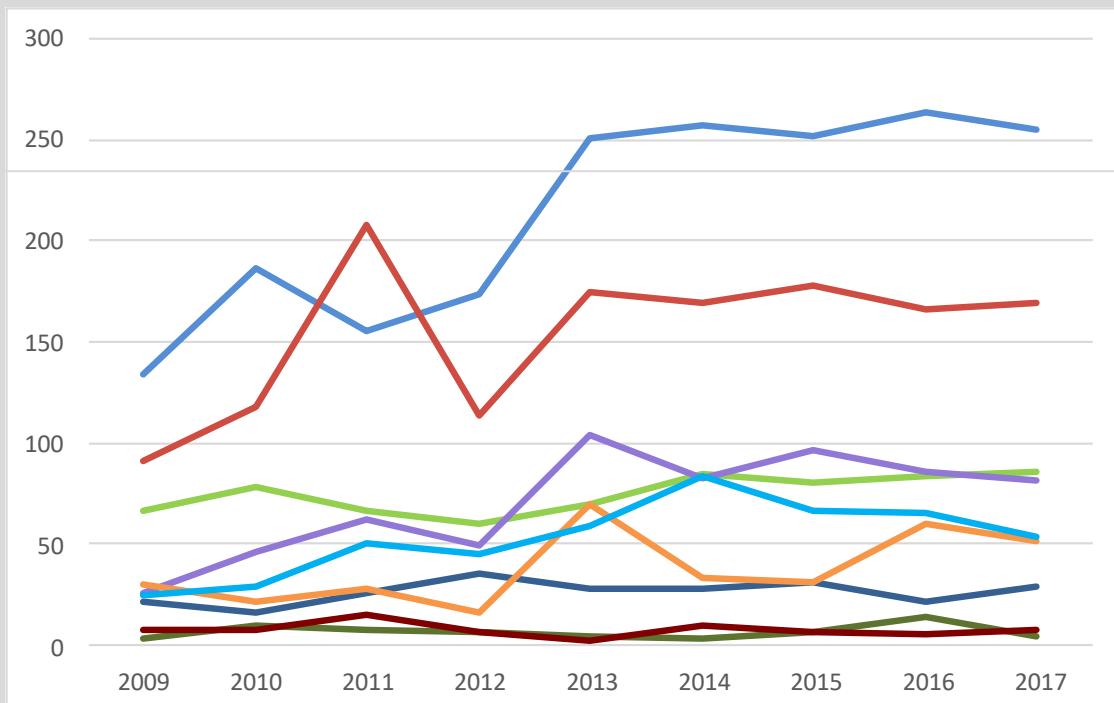
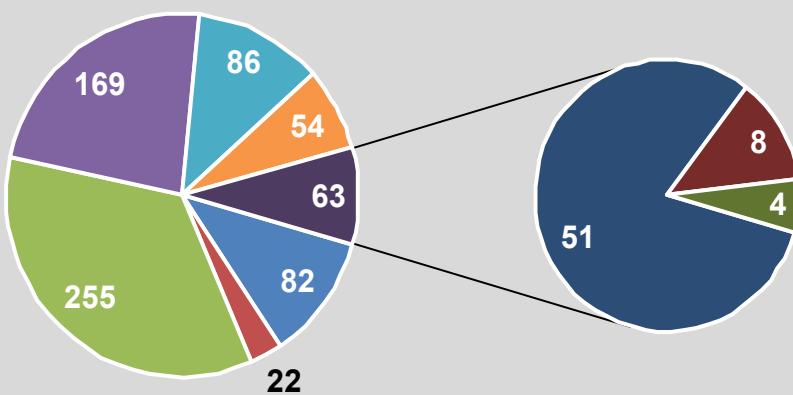
\*\*\*Type III land use decisions include: Conditional Use Permits, Subdivisions, Plat Alterations...

\*\*\*\*Type IV land use decisions include: Development Agreements, Plan Amendments, Code Amendments, Annexations...

	<b>2016</b>	<b>2017</b>
Type I Reviews*	82	79
Type II Reviews **	32	26
Type III Reviews ***	4	3
Type IV Reviews****	21	5

# Total Permits Issued

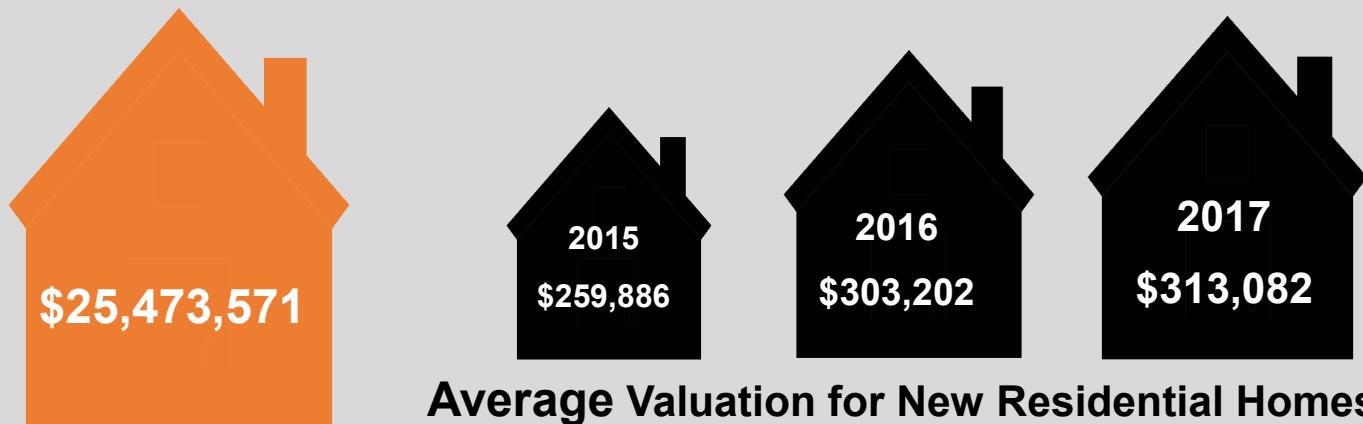
## 2017



- New Residential
- Commercial & Industrial
- Mechanical
- Plumbing

- Residential - Alterations & Additions
- Reroof
- Irrigation
- Signs
- Demolition

## Total New Residential Value Added 2017



New single-family residential construction continues to occur but at a much slower pace. Prior to the Great Recession the City averaged approximately 260 new homes a year. Between 2000 and 2007 we added over 1,800 new homes. In 2017, Washougal averaged approximately 80 new homes a year; however, the quality of homes continues to be high, which is why you see the average valuation continue to increase.

As the City of Washougal moves forward there will continue to be some larger developments but smaller infill developments will most likely be the main increase. The City is currently looking at ways to increase population density within our Town Center Core. Working together, Washougal can continue to meet the housing needs of the community, now and into the future.

## Commercial & Industrial - Total Valuation 2017



New buildings, additions, and alterations.\*

As part of the City's recent "Urban Growth Area (UGA) Study" a considerable amount of employment land (Commercial and Industrial) was removed from its UGA. This was done because the City recognized that the existing employment lands were sufficient to serve the City. Washougal continues to see commercial development within the Downtown Core, along E Street, and of course within the Port of Camas/Washougal. The Port is a strong economic development engine and continues to add tenants and buildings within the industrial area. The City will continue to see increased commercial development within our Town Center Core as well as along the waterfront.

## 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 economy.



## Goals for 2018

- Implement Zoning Changes in Downtown Core to Increase Population and Employment Density
- Complete and Implement Results of Fee Study
- Refine Performance Measurement System



**Molly Coston,**  
Mayor

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*City of* Washougal