



City of Vancouver

Development Review Services 2003 Annual Report

Development Review Services
helps Vancouver be
“Open for Business”



Open For Business. Here at the City of Vancouver, we take that phrase very seriously. At Development Review Services, being open for business means we are working hard to make sure we provide our customers with high-quality service and that development projects are completed in an efficient and fiscally-responsible manner. I can say with every confidence that we have done just that.

In 2003, the City of Vancouver experienced a steady level of review and code enforcement activity. We implemented an award-winning, streamlined permitting process that provides a quicker review without compromising our ability to make sure development projects are consistent with codes, standards and policies. We also adopted the Property Maintenance Code which strengthens our commitment to well-maintained and attractive neighborhoods.

I want to take this opportunity to thank the hard-working City staff involved in the Development Review process who are all committed to providing you with exceedingly high standards of service. I'd also like to thank the Mayor, City Council and City Manager, whose vision and leadership have helped maintain our community's quality of life.

We all look forward to another successful year of development activity within the City.

David Scott, Development Review Services Manager

Activity Volumes

The following charts show the volume of activity DRS administered in 2003 compared to the 2002 volumes.

Counter Customer Volumes

Activity	2002	2003	% Change
Incoming Telephone Calls	26,192	27,587	5%
Walk-in Customers	15,976	17,764	11%

Engineering Plan and Mylar Review Activity

Activity	2002	2003	% Change
Plans Reviewed	126	142	12%
Mylars Reviewed/Signed	63	68	8%

Development Review Services facilitates and manages growth, development and property maintenance to enhance and maintain our livable community.

Land Use Review Applications Received Activity

Activity	2002*	2003	% Change
Pre-Applications	115	120	4%
Preliminary Land Divisions	13	18	38%
Final Land Divisions	23	19	-17%
Preliminary Site Plans	51	46	-10%
Boundary Line Adjustments	1	10	900%
Conditional Use Permits	15	10	-33%
Flood Plain Permits	6	5	-17%
Miscellaneous Zoning Review	35	51	46%
Planned Developments	2	3	50%
Shoreline Permits	5	5	0%
Variances	9	8	-11%
Wetland Permits	9	8	-11%
Appeals	13	9	-31%
Total	297	312	5%

*updated data since 2002 annual report

Building Permit, Plan Review & Inspection Activity

Activity	2002	2003	% Change
Building Inspections	42,986	44,000	2%
Site Visits/Stops	31,484*	31,151	-1%
Building Plan Review	1,440	1,694	18%
Total Building Permits	5,604	6,150	10%

*updated data since 2002 annual report

Code Enforcement Activity

Activity	2002	2003	% Change
Junk, Junk Vehicles, Solid Waste, Housing and Zoning Code Violation Complaints	1,364	2,383	75%
Junk, Junk Vehicles, Solid Waste, Housing and Zoning Code Violation Inspections	2,947	3,417	16%
Abandoned Vehicle Complaints	3,941	3,589	-9%
Abandoned Vehicle Inspections	7,208	6,379	-11%
Abandoned Vehicles Tagged	2,943	2,627	-11%
Abandoned Vehicles Towed	697	843	21%



Performance

The following charts indicate the time it takes DRS to review land-use permit applications, engineering plans and building plans compared to our service standards.

Land Use Review Performance (Minor & Major)

Review	2002	2003	% Change	Goal
Average Technical Complete (1st review)	25 days	20 days	-20%	21 days
Average Technical Complete (2nd + review)	9 days	13 days	44%	12 days
Average Time from Technical Complete to Decision	92 days	72 days	-22%	90 days
Percentage of Projects Reviewed within 120-day Timeline	92%	100%	9%	

Note: All projects are required to be processed within 120 days unless the applicant requests a waiver.

Engineering Review Performance

Review	2002	2003	% Change
Percentage of Plans Reviewed within 6 Weeks	95%	96%	1%
Average Plan Review Time	19 days	20 days	5%
Percentage of Mylars Reviewed/Signed within 14 Days	70%	72%	2%
Average Mylar Review Time	14 days	11 days	-21%

Building Plan Review Performance

Activity	2002	2003	% Change	Goal
New Single-Family Plans				
Percentage of Plans Reviewed in 14 Days or Less	91%	85%	-6%	
Average Review Time	9 days	9 days	0%	14 days
Residential Alterations/Additions Plans				
Average Review Time	13 days	9 days	-33%	7 days
Multiple-Family Plans Average Review Time	39 days	24 days	-38%	42 days
Commercial Plans Average Review Time	20 days	23 days	15%	42 days



Vancouver Clinic
501 SE 172nd Ave



Convention Center
Columbia and 6th St.



Tidewater Cove
Waterfront

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Mayor Royce E. Pollard

Councilmembers: Pat Jollota, Dan Tonkovich, Jeanne Harris, Jeanne Stewart, Tim Leavitt, Larry J. Smith

City Manager, Pat McDonnell