

City of Vancouver

Development Review Services

2007 Annual Report



Photo provided by Jeff Jacobs

Balancing Growth & Livability

I am pleased to present you with the 2007 Annual Report for Development Review Services.

In 2007, development activity in Vancouver saw a slight downturn as a result of current national and regional economic influences. Land use review and building plan review timelines remained within standards and even improved in some instances. We continue to leverage technology and use customer feedback to enhance our processes and procedures. As always, our goal is to provide professional, efficient service in a fiscally-responsible manner.

At Development Review Services we remain committed to reviewing development and construction projects in a manner that balances growth and development with maintaining or improving the quality of life we have come to expect in our community.

I am grateful to the hard-working Development Review staff for their continuing commitment to exceptional service. Thanks are also due to the Mayor, City Council and City Manager for providing the vision and leadership that keeps us focused on the needs of our future.

We look forward to working with you in the coming year.

*David Scott,
Development Review Services Director*

Activity Volumes

The following charts show the volumes of permit, review and inspection activity conducted by DRS in 2007 compared to the 2006 activity volumes.



Counter Customer Volumes

Activity	2006	2007	% Change
Incoming Telephone Calls	20,928	24,005	15%
Walk-in Customers	19,671	19,692	0%



Planning staff reviewed 276 planning review applications & plans

Planning Review Applications Received Activity

Activity	2006	2007	% Change
Pre-Applications	226	179	-21%
Preliminary Land Divisions	70	41	-41%
Final Land Divisions	47	47	0%
Preliminary Site Plans	67	69	3%
Boundary Line Adjustments	6	10	67%
Conditional Use Permits	1	6	500%
Critical Area Permits	38	52	37%
Floodplain Permits	2	*	*See Critical Area Permits
Planned Developments	3	0	-100%
Post Decision Reviews	18	20	11%
Shoreline Permits	7	6	-14%
Variances	11	7	-36%
Wetland Permits (Included in Critical Area Permits)	*	*	See Critical Area Permits
Appeals	10	18	80%
Total (Not including Pre-Applications)	287	276	-4%



Counter staff served 19,692 customers

Engineering Plan and Mylar Review Activity

Activity	2006	2007	% Change
Plans Reviewed	240	222	-8%
Mylars Reviewed/Signed	64	78	22%

DRS conducted 46,698 inspections



Building Permit, Plan Review & Inspection Activity

Activity	2006	2007	% Change
Building Inspections	48,375	46,698	-3%
Site Visits/Stops	33,875	31,544	-7%
Building Plan First Review (COM, SFR, RES, MFR)	1,683	2,060	22%
• Same Day Over the Counter Review	275	216	-21%
Total Building Permits	7,586	8,370	10%

Code Enforcement

...is responsible for enforcing the City's Property Maintenance Code, as well as portions of the newly adopted Development Code. The team also enforces provisions of the Solid Waste Management Ordinance and provisions of Title 17 of Vancouver Municipal Code and for tagging and towing Abandoned Vehicles from public property.

Code Enforcement Activity

Activity	2006	2007	% Change
All Code Enforcement Telephone Hot Line Complaints	3,965	3,668	-7%
Junk, Junk Vehicles, Solid Waste, Housing and Zoning Code Violation Inspections	5,960	4,669	-22%
Abandoned Vehicle Complaints	3,289	3,320	1%
Abandoned Vehicle Inspections	6,660	5,861	-12%
Abandoned Vehicles Tagged	2,625	2,388	-9%
Abandoned Vehicles Towed	472	513	9%



This vacated 1930's home became dilapidated, attracted crime & vagrants. Code Enforcement Officers worked with the homeowners while they remodeled & addressed the issues.

Performance

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

Planning Review Performance (Minor & Major – Type II and III)

Review	Expectation	2006	2007	% Change
Average Technical Complete (1st Review)	21 days	23 days	20 days	-13%
Average Technical Complete (2nd + Review)	12 days	13 days	12 days	-8%
Average Time from Technical Complete to Decision	90 days	85 days	79 days	-7%
Percentage of Projects Reviewed Within 120 Day Timeline	100%	100%	100%	0%
Streamlined Projects (Not Involving Hearings. Three Civil Plan Reviews Only)	90 days	93 days	94 days	1%

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

Engineering Review Performance



Review	2006	2007	% Change
Percentage of Plans Reviewed Within 28 days	61%	61%	0%
Average Plan Review Time	24 days	23 days	-4%
Percentage of Mylars Reviewed/Signed Within 14 Days	67%	62%	-7%
Average Mylar Review Time	13 days	13 days	0%

Performance



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



Building Plan Review Performance

(Counter receipt to end of first review, including zoning review time)

Review	Expectation	2006	2007	% Change
New Single-Family Plans				
Percentage of Single-Family First Plan Review in 14 Days or Less <i>(Counter receipt to end of first review)</i>	100%	95%	91%	-4%
Same As Plan Review in 7 Days or Less	100%	100%	96%	-4%
Average Review Time	14 days	6 days	9 days	50%
Residential Alterations/Additions Plans				
Average First Review Time	7 days	3 days	5 days	67%
Multiple-Family Plans				
Average First Review Time	42 days	31 days	N/A	N/A
• High Rise	28 days	11 days	17 days	55%
• Low Rise	7 days	1 day	2 days	100%
• Alterations				
Commercial Plans				
Average First Review Time	10 days	7 days	5 days	-29%
• Minor TI	21 days	11 days	10 days	-9%
• Major TI	28 days	19 days	15 days	-21%
• 3 Stories & Less	42 days	33 days	37 days	12%
• 4 Stories & More				

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Mayor Royce E. Pollard
City Manager Pat McDonnell
Councilmembers:
 Pat Jollota, Jeanne Harris,
 Jeanne Stewart, Tim Leavitt,
 Larry J. Smith, Pat Campbell