


Community Development Level of Service

City of Camas

Purpose is to ensure the
orderly management and
accommodation of growth
in a manner that maintains
and enhances our sense of
place –
Where we live, work, learn
and restore.





Who do we
serve?

EXTERNAL CUSTOMERS

- Residents, Business, Industry
- Intergovernmental – State, Clark County, other Cities, School Districts, Utility Districts.
- Economic Development Agencies: CREDC, CWEDA, DCA, IPZ
- Contractors, Developers, Attorneys, Planners, Engineers, Title companies, Real Estate Brokers, vendors, students.

INTERNAL CUSTOMERS

- Mayor and Council
- Boards and Commissions
- Departments
- Employees



What defines
what we do?

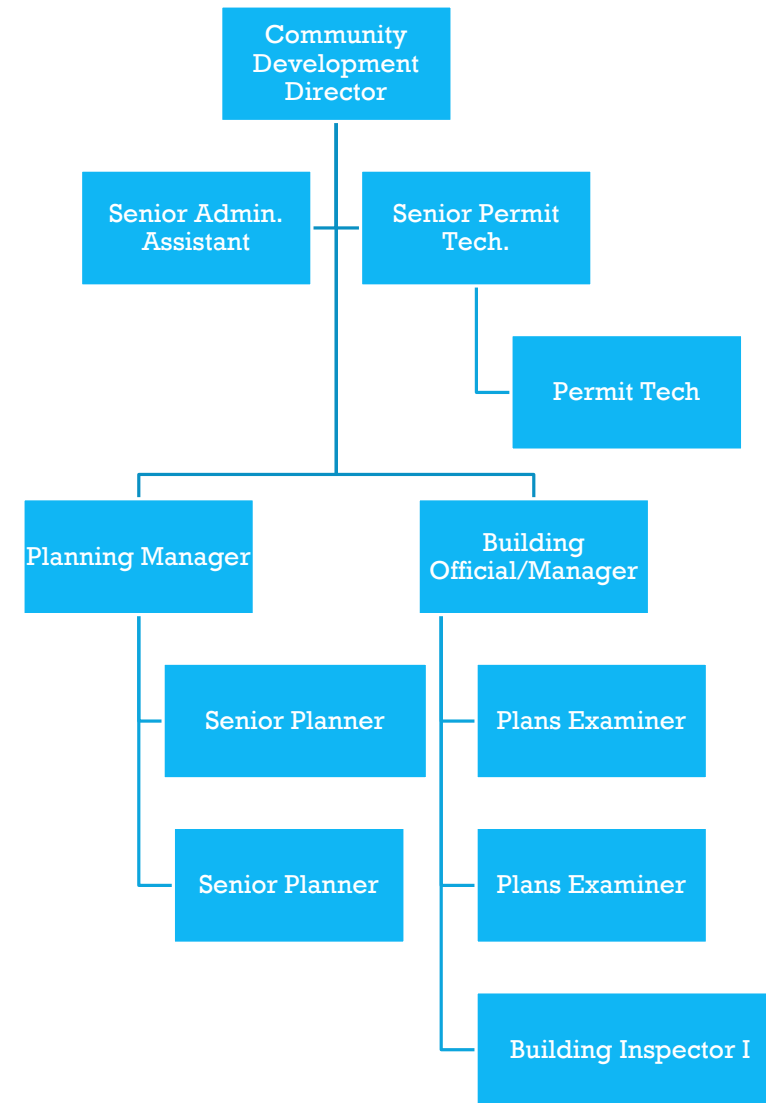
- City of Camas Comprehensive Plan (2035 Plan)
- Camas Municipal Code- Titles 16, 17 and 18
- Administration/Budgets/Staffing
- RCW 36.70A – Washington State Growth Management Act (GMA).
- The economy and development trends
- Professional Ethics
- Washington State Auditor's Office

Planning	Building	Economic Development
Comprehensive Plans	Plans Examination	Development Agreements
Code Development	Permit Issuance – Building/Engineering/Fire	Coordination with Economic Development groups: IPZ, CREDC, CWEDA
Development Review	Building Inspections	Codes and incentives
Environmental Review	Street Naming/Addressing	
Annexations		

What services do we provide?

Community Development

What staffing
do we have?




Revenues – Building and Development

Revenues	2011	2012	2013	2014	2015	2016	2017	2018 Budget
Building Permits	\$ 466,094	\$ 318,799	\$ 421,710	\$ 676,918	\$ 713,364	\$ 841,819	\$ 1,033,423	\$ 1,137,447
Building Plan Check Fees	\$ 229,689	\$ 146,322	\$ 274,337	\$ 281,509	\$ 376,912	\$ 465,131	\$ 534,579	\$ 488,544
Site Plan Review Fees	\$ 55,954	\$ 39,581	\$ 26,614	\$ 82,475	\$ 70,619	\$ 142,075	\$ 161,173	\$ 205,044
Other Planning Fees (SEPA, etc)	\$ 5,985	\$ 4,170	\$ 11,765	\$ 19,050	\$ 15,240	\$ 31,355	\$ 51,964	\$ 22,752
Zoning & Sub-Divison Fees	\$ 95,662	\$ 31,356	\$ 80,161	\$ 129,263	\$ 254,802	\$ 170,954	\$ 157,787	\$ 115,124
Total Revenues	\$ 853,384	\$ 540,228	\$ 814,587	\$ 1,189,215	\$ 1,430,937	\$ 1,651,334	\$ 1,938,926	\$ 1,968,911

Cash Flow Analysis

2011-2018

Total Revenues	\$853,384	\$540,228	\$814,587	\$1,189,215	\$1,430,937	\$1,651,334	\$1,938,926	\$1,968,911
Administration	\$369,853	\$351,286	\$360,227	\$391,710	\$229,608	\$250,257	\$262,213	\$289,875
Planning	\$384,144	\$440,661	\$469,483	\$646,342	\$639,804	\$618,155	\$569,875	\$720,805
Building	\$379,569	\$392,946	\$418,825	\$411,248	\$471,628	\$542,118	\$562,020	\$593,355
CD Cashflow Analysis	\$(280,182)	\$(644,665)	\$(433,948)	\$(260,085)	\$89,897	\$240,804	\$544,818	\$364,876

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Management is all about
managing in the short term,
while developing the plans for
the long term. - Jack Welch

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Planning

Planning Services

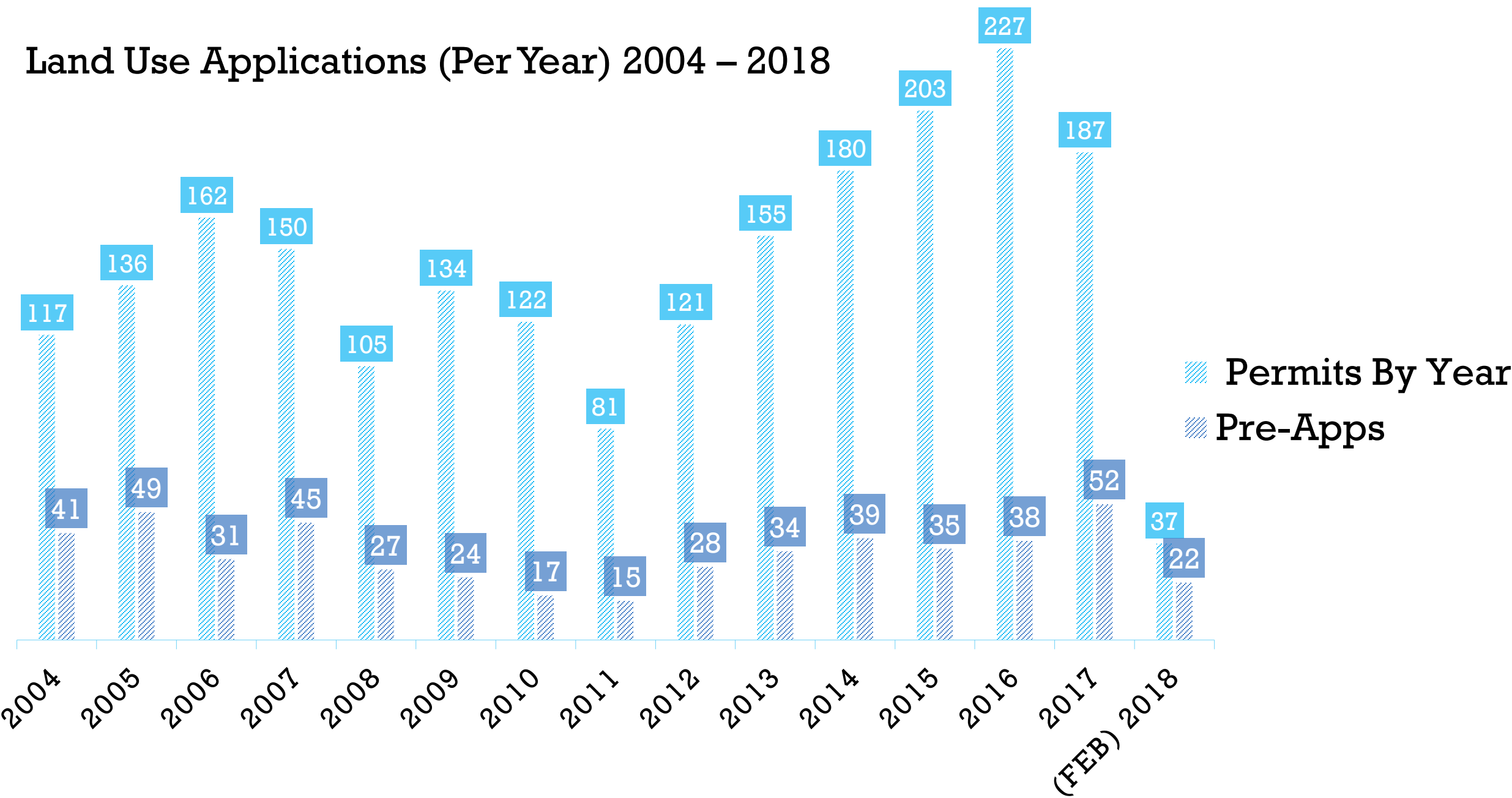
	Current Level Of Service	Self Assessment of Service	Future State
Comprehensive Planning	Adopted Comprehensive Plan 2016	Seven year mandate by summer 2022	Staffing inadequate to commence or complete (1 FTE*)
Shoreline Management Planning	Adopted Shoreline Management Plan 2012	Mandated update in 2020	Staffing inadequate to commence or complete*
Sub-Area Planning	No service	Grass Valley, Camas Mill, Round Lake Village, Northshore (2020)	Staffing inadequate to commence or complete*
Code Development	No service accept to meet mandates	Research and code development on hold.	Staffing inadequate to commence or complete*
Cost Allocation	Planning Staff allocated fully to Development Review	Best Practices – Adjust fee's.	Goal to fund two FTE's (Senior Planner/Planner I) with Zoning and other planning fees.
Pre-application Conferences	Scheduling six weeks out	2 to 4 weeks = accepted norms	Goal <4 weeks from submittal to mtg.
Land Use Permits /Development Review	80-120 days	Mandated not to exceed 120 days for most permits. 40-90 days reasonable	Goal permit issuance <90 days of complete application.

Planning

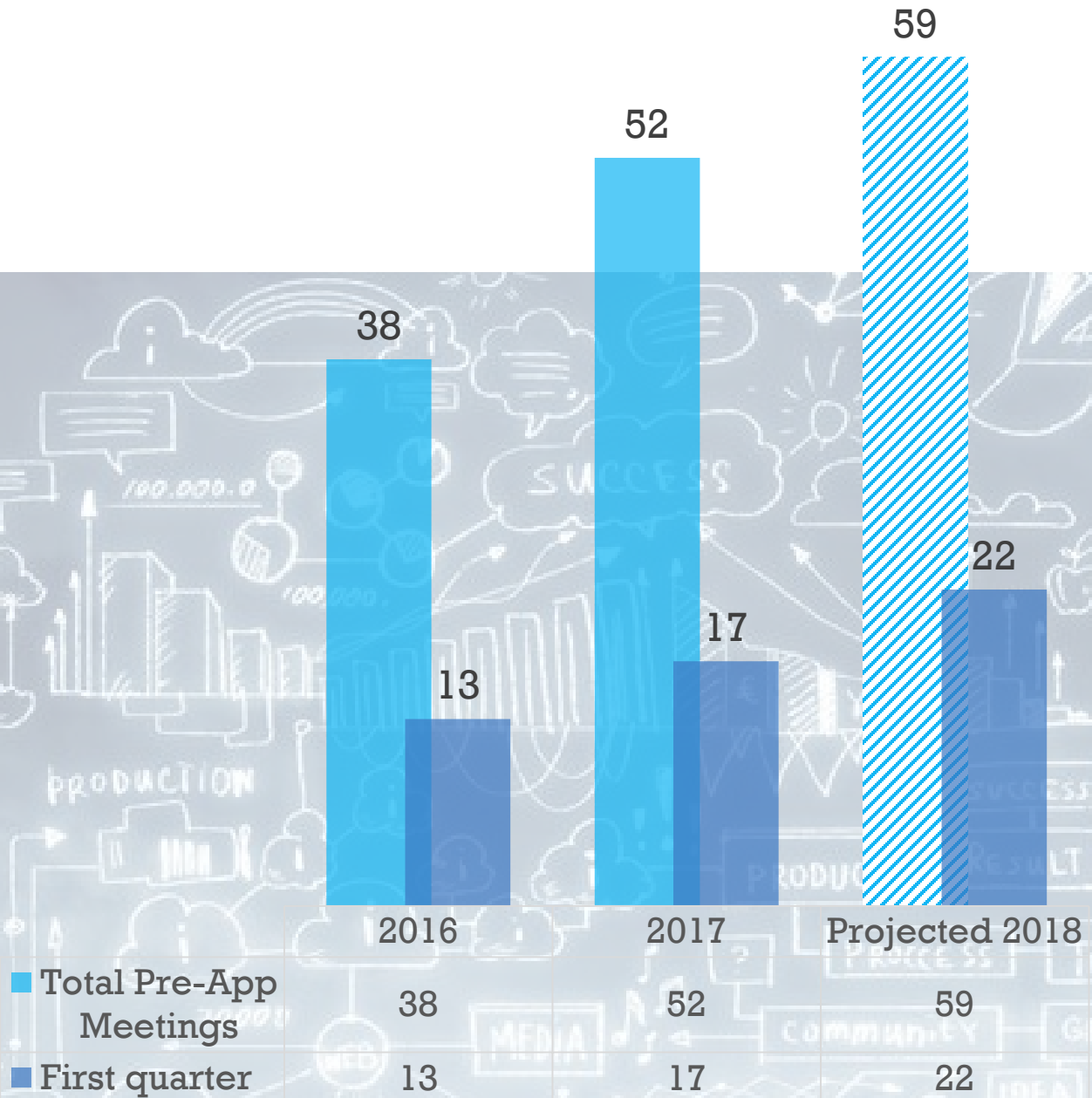
Land Use/Development Review Applications

Annexations	Development Agreements	Pre-Applications
Archaeological	Home Occupations	SEPA – State Environmental Policy Act
Binding Site Plans	LI/BP Development	Shoreline
Boundary Line Adjustments	Minor Modification to approvals	Signs
Comp. Plan Amendments	Planned Residential Developments	Site Plan Review
Conditional Uses	Preliminary Plats	Temporary Use
Critical Areas Reviews	Final Plats	Variance
Design Reviews	Plat Modifications	Zone Change

Land Use Applications (Per Year) 2004 – 2018



Dive Into the Data



Planning Summary

- Development activity continues to increase in numbers and complexity.
- Development Review timeframes reaching maximums for permit issuance.
- Code Development is on hold.
- Long-range planning/Sub-area plans on hold
- Mandates for Shoreline Plan and Comprehensive Plans mandated in 2020 and 2022 (next two budget cycles)

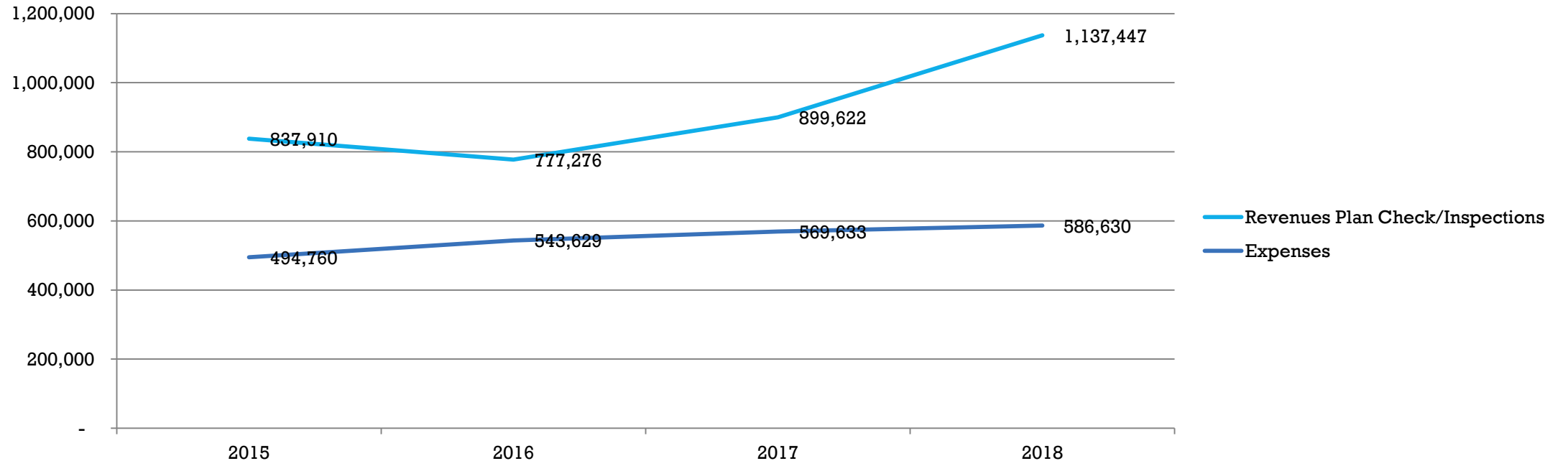


Building

Building Services

	Current Level Of Service	Self Assessment of Service	Future State
Building Plan Review	4-6 weeks per house plan	4-6 weeks widely accepted	Not to exceed 6 weeks
Inspections	18-32 typical	Exceed standard of 14 inspections per inspector daily	1 FTE inspector per 14 daily inspections*
Washington Survey and Rating Bureau	Rating 2	Rating 3	Rating 2 (1-additonal inspector to maintain insurance rating)

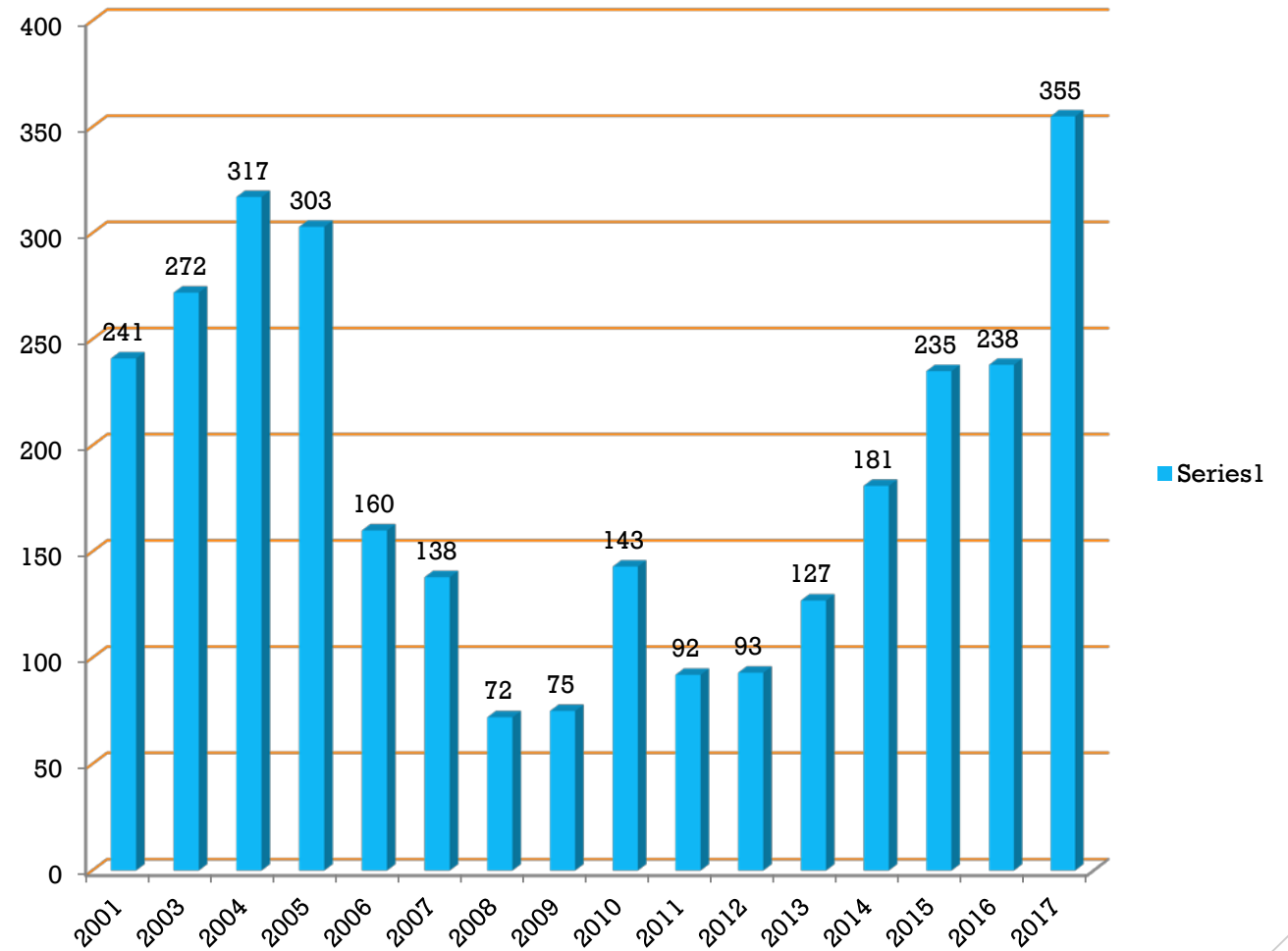
*Washington Survey and Rating Bureau (WSRB)



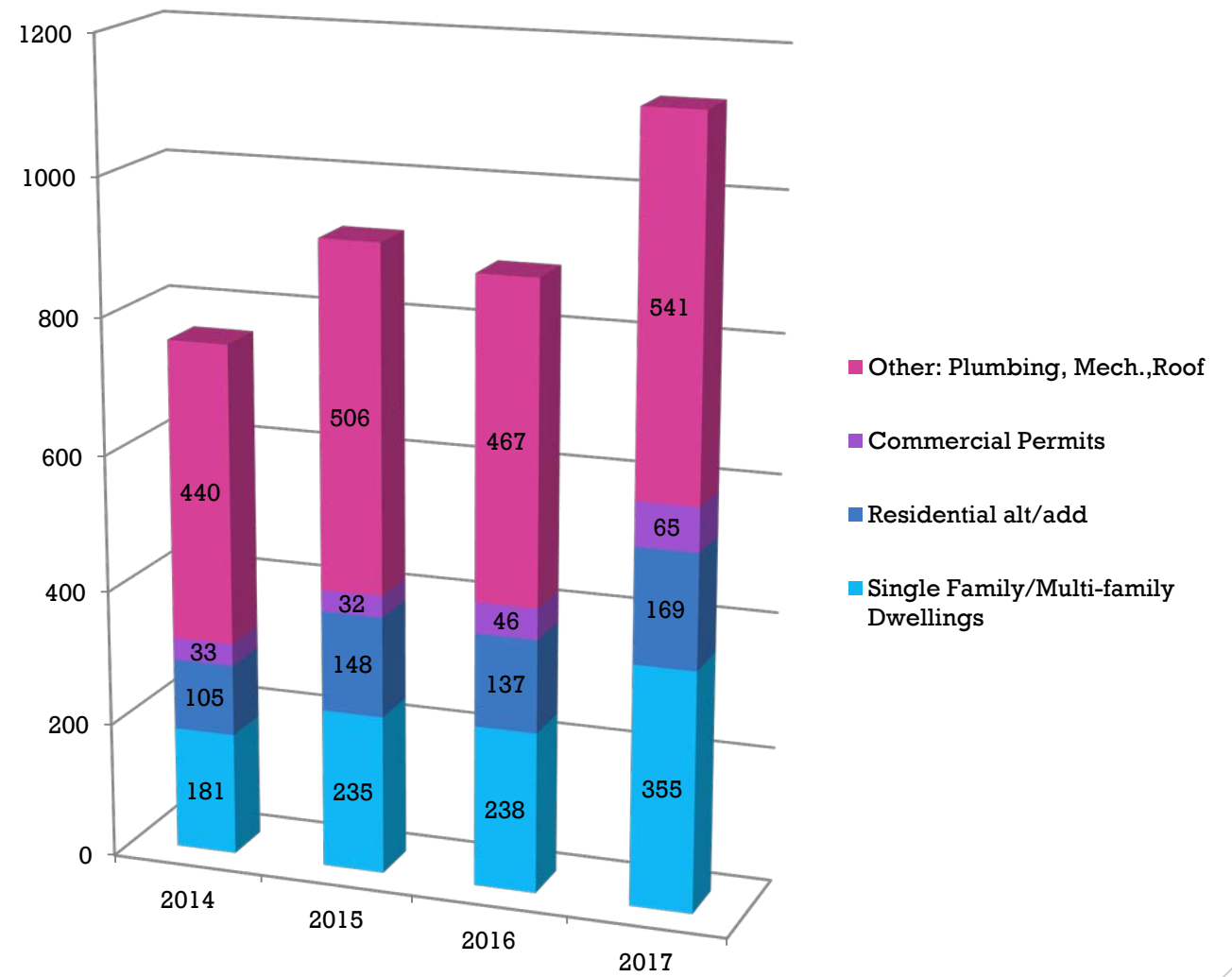
What resources do we have to provide the services?

New Home Construction

Dwelling Units 2001-2017

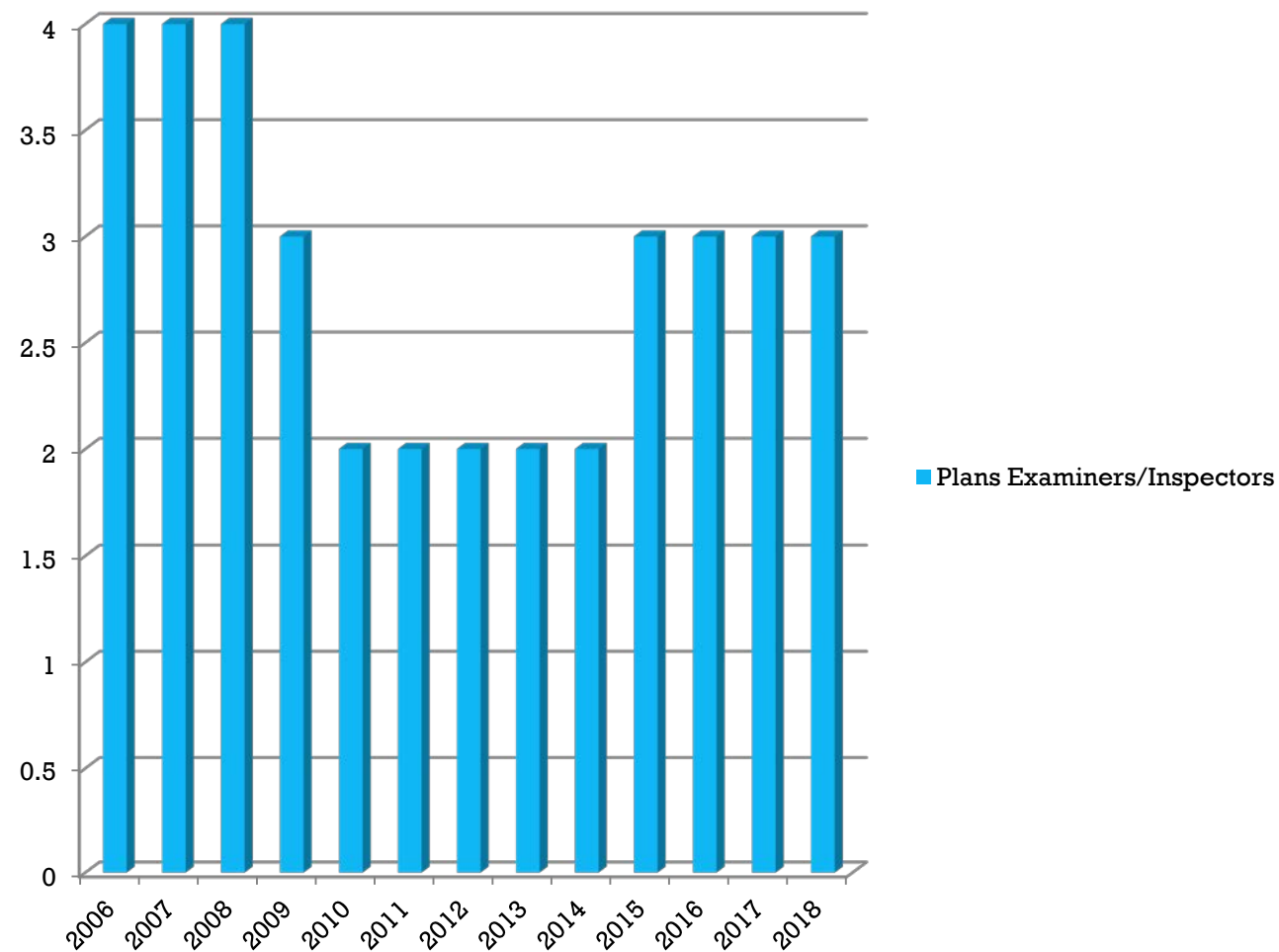


Building Permits



Examiner and Inspector FTE's

Plans Examiners/Inspectors



Future State

SERVICE DELIVERY GOALS

- Evaluate and adjust Planning Fee's to support 2-FTE's in Planning
- Pre-Application conferences within 4 weeks
- Issuance of Development Permits within 90 days
- Building Plan Review < 6 weeks per single family dwelling
- < 14 daily inspections per FTE Building Inspector
- Washington State Rating Bureau maintain a Rating of 2 or better

RESOURCES NEEDED

- Intern – Planner (paid) Summer of 2018
- Planner I – 1FTE 2019
- Building Inspector 2 – 1 FTE 2019

Strategy

- Requested Support:
 - Summer Paid Intern in 2018
 - Add Planner I position– 1 FTE Budget 2019-2020
 - Dedicate existing Senior Planner 1 FTE to code development and long-range planning efforts.
 - Budget Senior Permit Technician out of Building rather than Planning
 - Add Building Inspector II position – 1 FTE 2019-2020
 - Building Revenues would support Senior Permit Tech. Position and additional Building Inspector.
 - Planner I salary to be offset by moving Senior Permit Tech. from Planning to Building.

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Questions