



City of
**MOUNT
VERNON**



2019

DEVELOPMENT SERVICES DEPARTMENT

YEAR IN REVIEW

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VISION & MISSION STATEMENT OF THE DEPARTMENT

The City of Mount Vernon's Development Services Department is dedicated to being the best. We work together to accomplish the goals of the whole community, and go the extra mile to educate, streamline processes, encourage solution-oriented decisions, and provide timely and predictable permit processing. We hold ourselves, and our applicants, responsible for developments that enhance the quality of life in our community.

INTRODUCTION

The Development Services Department is responsible for permitting construction activities, enforcing existing regulations, and maintaining the City's Comprehensive Plan and its implementing provisions of the Mount Vernon Municipal Code. The Department coordinates and integrates building, engineering, planning and public works processes, and is the Department the Public turns to for zoning, land development, and construction information. The department also manages facilities for city owned buildings and oversees city-wide parking enforcement. Following is additional information related to each of the divisions that comprise the Department.

BUILDING DIVISION:

The Building Division is comprised of the Building Official, Plans Examiner/Building Inspector, and a Code Enforcement Officer. The Building Official supervises the division, performs permit review and code interpretation, is responsible for the City's Flood Management & Hazard Mitigation Program. The Code Enforcement Officer responds to complaints regarding the enforcement of codes, abandoned vehicles and property, and general nuisances.

ENGINEERING DIVISION:

The Engineering Division is comprised of an Engineering Manager, an Associate Engineer/Planner, and a Development Inspector. This Division is responsible for management of development projects and oversees the design and installation of City infrastructure primarily on private property. This division leads the review, approval and inspection of projects for compliance with certain Mount Vernon Municipal codes, the City's Engineering Standards and WSDOT Specification as well as Department of Ecology Storm Water Manual including NPDES requirements.

GIS DIVISION:

The GIS Division is comprised of a GIS Manager and a GIS Specialist. This division is responsible for the management, implementation and utilization of GIS products related to City infrastructure and services. This Division creates, updates and maintains the City's geo databases that include Public Works, Parks, Police, Fire, Planning and Engineering.

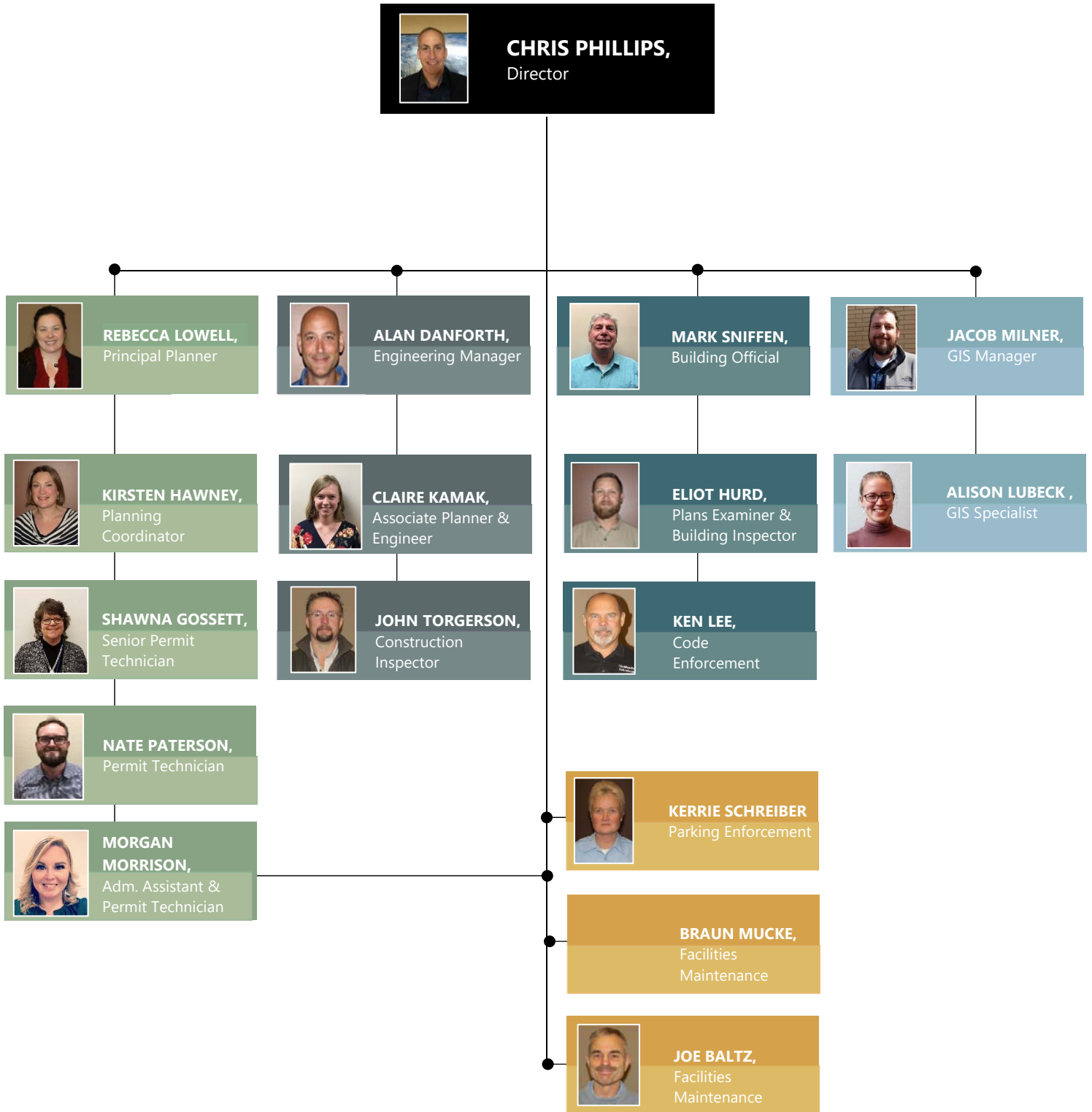
PLANNING DIVISION:

The Planning Division is comprised of a Planning Manager, a Planning Coordinator, two Permit Technicians and one employee who carries out Administrative and Permit Technician tasks. This division is responsible for activities associated with the issuance of the Department's permits and manages all quasi-judicial projects through the administration of the Zoning Code, Subdivision Code, State Environmental Policy Act, the Shoreline Master Program, and the Critical Areas Ordinance. This Division directs many legislative work programs, oversees the Planning Commission, updates elected officials at City Council Committee meeting, and completes public outreach related to public policy issues and land use regulations.

FACILITIES DIVISION

The Facilities Division is comprised of two full time custodians that report directly to the Department Director. This Division completes daily cleaning, routine, preventive and emergent maintenance for all major building systems (i.e. heating, ventilation and air conditioning, electrical, plumbing, landscaping, etc.). Additionally, custodians conduct and perform facility opening, vandalism checks, safety/health/welfare inspections, logistic/supply functions, assistance to other departments during special events/activities, and are a conduit for Facility Dude work orders that require routine, preventative or emergent response.

The divisions of the Development Services Department are illustrated in the organizational chart below.



POPULATION

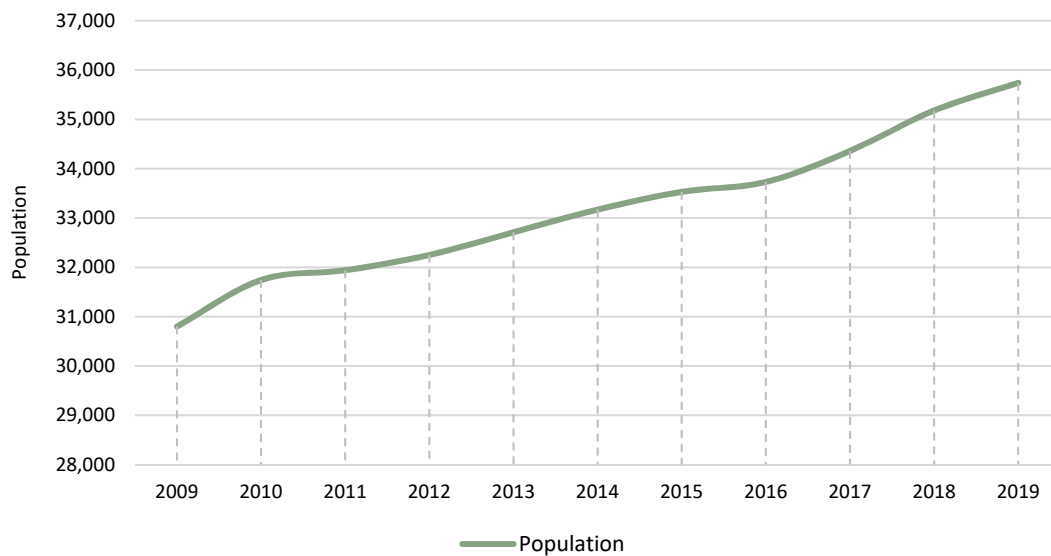
2019 POPULATION ESTIMATE = **35,740**

Table 1.0 and **Graph 2.0** provide information on how the City’s population has grown between 2009 and 2019. This data is from the Washington State Office of Financial Management’s (OFM) because their data is the most reliable source for population information for years between the decennial census. Of note is that the OFM data is what is used by the State for allocation of selected State revenues.

TABLE 1.0: CITY POPULATION 2009 TO 2019

YEAR	TOTAL POPULATION	# INCREASE	% INCREASE
2009	30,800	650	2.11%
2010	31,743	943	2.97%
2011	31,940	197	0.62%
2012	32,250	310	0.96%
2013	32,710	460	1.41%
2014	33,170	460	1.39%
2015	33,530	360	1.07%
2016	33,730	200	0.59%
2017	34,360	630	1.83%
2018	35,180	820	2.40%
2019	35,740	560	1.59%

GRAPH 2.0: CITY POPULATION 2009 TO 2019



RESIDENTIAL DWELLING UNITS BY TYPE & AVERAGE

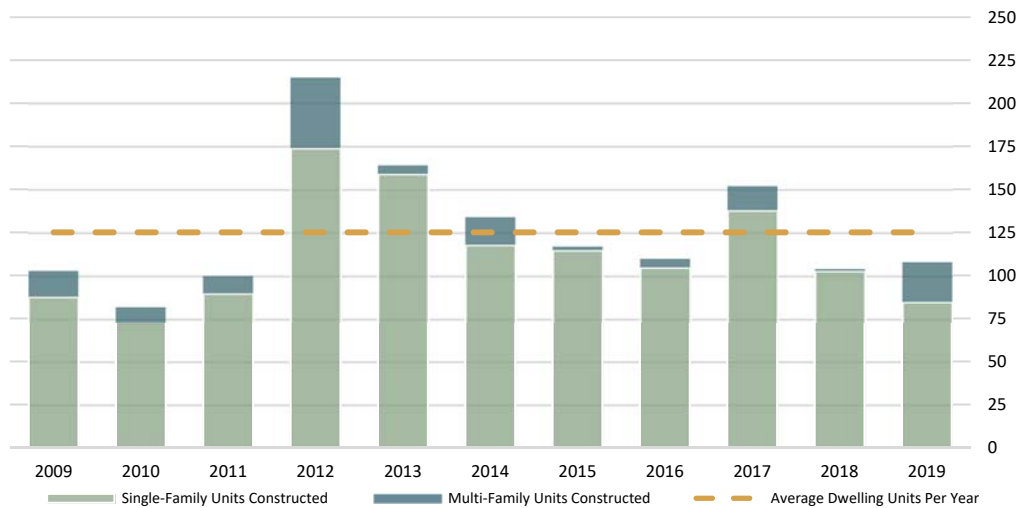
Table 3.0 and **Graph 4.0** detail the number of residential dwelling units created in the City between 2009 and 2019. This data is further delineated by single-family (1 dwelling unit in a structure) and multi-family (2+ dwelling units in a structure). Over the last decade, on average, 125 dwelling units per year have been constructed in the City.

This data represents a calendar spanning from January 1st of a year to December 31st of that same year which means that it will be different from the data published by the WA State Office of Financial Management (OFM) because OFM data spans April 1st of one year to April 1st in the following year.

TABLE 3.0: NEW DWELLING UNITS 2009 TO 2019

YEAR	SF UNITS	MF UNITS	TOTAL
2009	88	9	97
2010	73	10	83
2011	90	41	131
2012	174	5	179
2013	159	16	175
2014	118	2	120
2015	115	5	120
2016	105	14	119
2017	138	1	139
2018	103	23	126
2019	73	8	81
AVERAGE OF 125 UNITS PER YEAR			

GRAPH 4.0: NEW DWELLING UNITS 2009 TO 2019



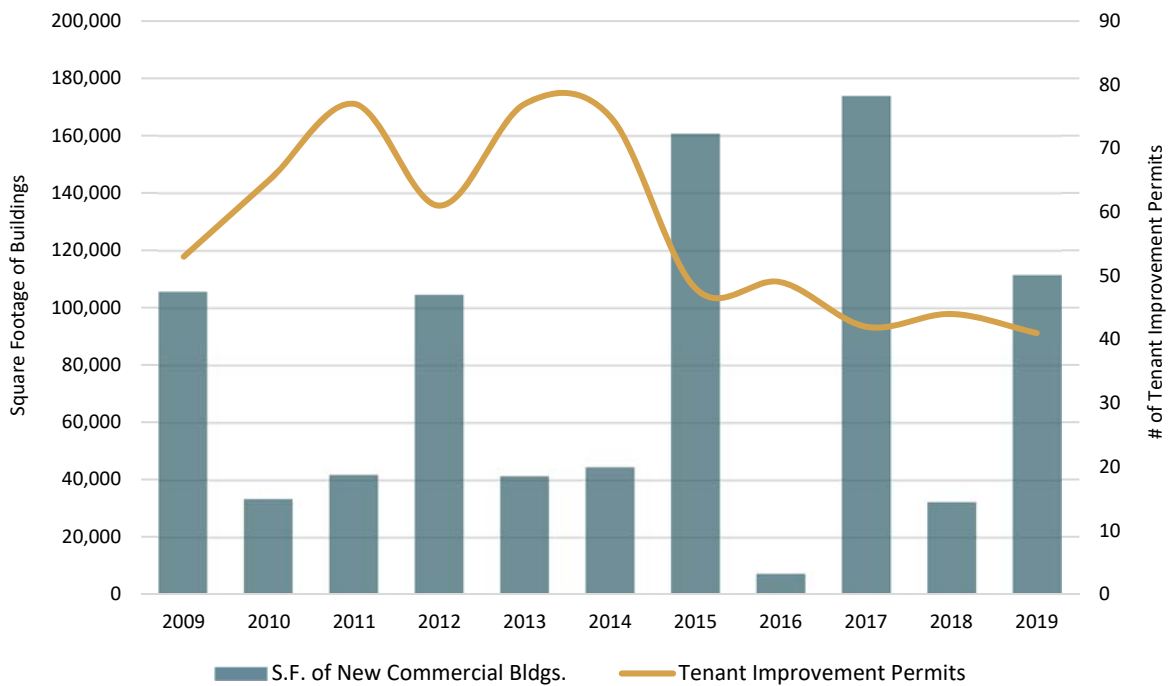
NON-RESIDENTIAL BUILDING S.F. & TENANT IMPROVEMENTS

Graph 5.0 identifies the new square footage of non-residential buildings constructed from 2009 to year-end 2019; and identifies the number of tenant improvement (TI) permits issued by the City. TIs are permits for work that is not increasing the footprint of a non-residential building.

The vertical axis on the left represents the square footage of new non-residential buildings and the vertical axis on the right represents the total number of tenant improvement permits. The horizontal axis represents years from 2009 to 2019. Trends for these types of permits are difficult to identify due to the nature of commercial building permits that could include extremely large buildings constructed over multiple years.

The size of non-residential buildings can vary widely which is why this square footage data is used instead of overall permit numbers for new construction.

GRAPH 5.0: NON-RESIDENTIAL BUILDING S.F. AND TIs 2009 TO 2019

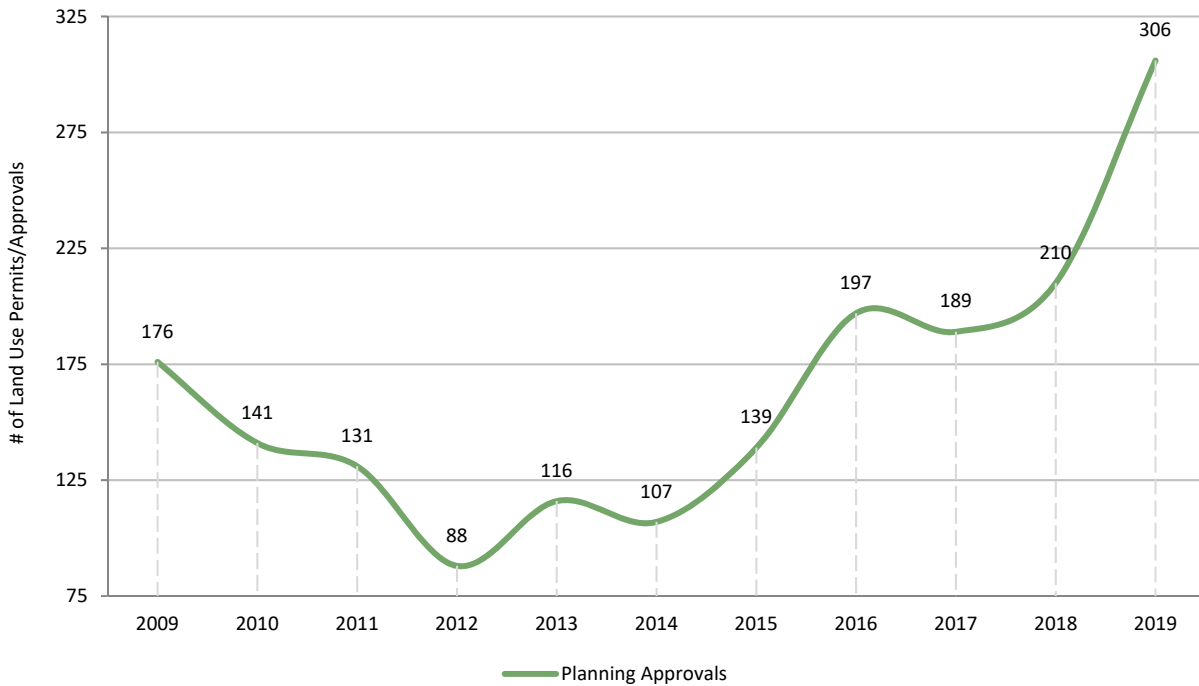


LAND USE PERMITS & APPROVALS

Graph 6.0 shows the number of land use permits and approvals processed by Department from 2009 to year end 2019. The vertical axis represents the total number of permits and approvals completed by planning staff and the horizontal axis represents years from 2009 to 2019.

This information is an important indicator of future building and engineering permits because developers must obtain land use permits and approvals before submitting permits that will allow land disturbance and/or building construction.

GRAPH 6.0: LAND USE PERMITS & APPROVALS 2009 TO 2019

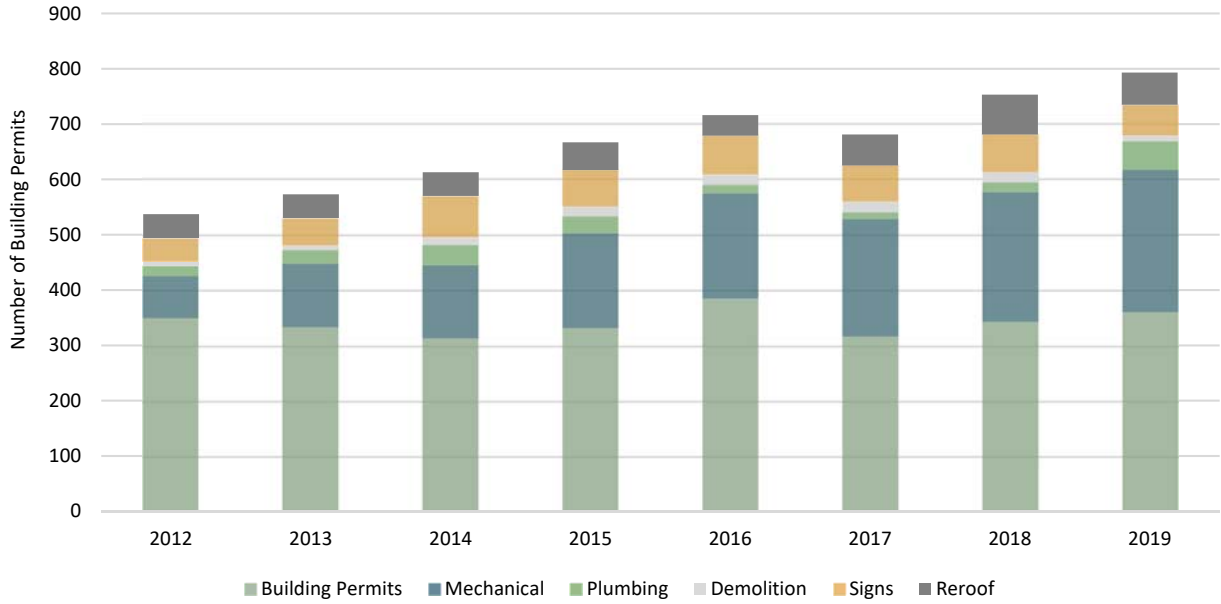


BUILDING PERMITS & INSPECTIONS

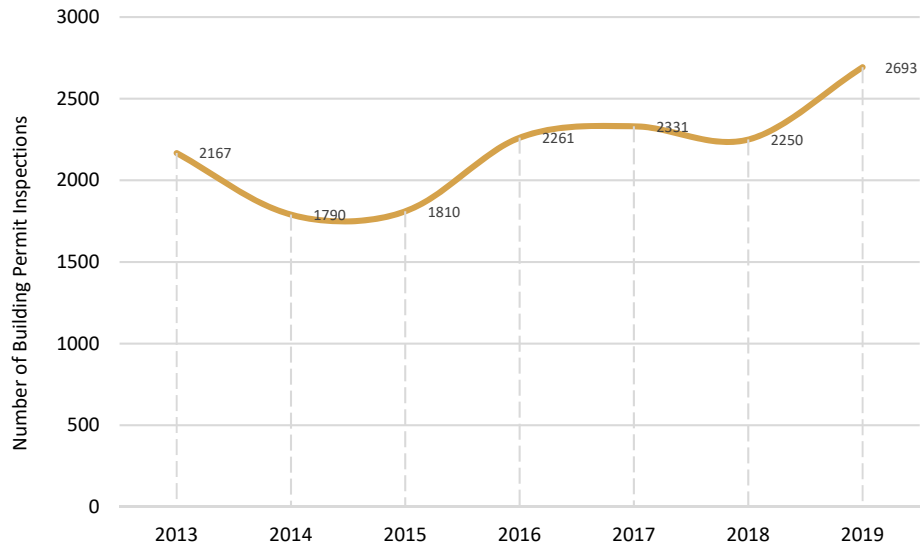
Graph 7.0 identifies the number and types of Building Permits issued by the Department between 2012 and 2019.

Graph 8.0 shows the total number of inspection completed by the Building Division between 2013 and 2019.

GRAPH 7.0: BUILDING PERMITS ISSUED 2012 TO 2019



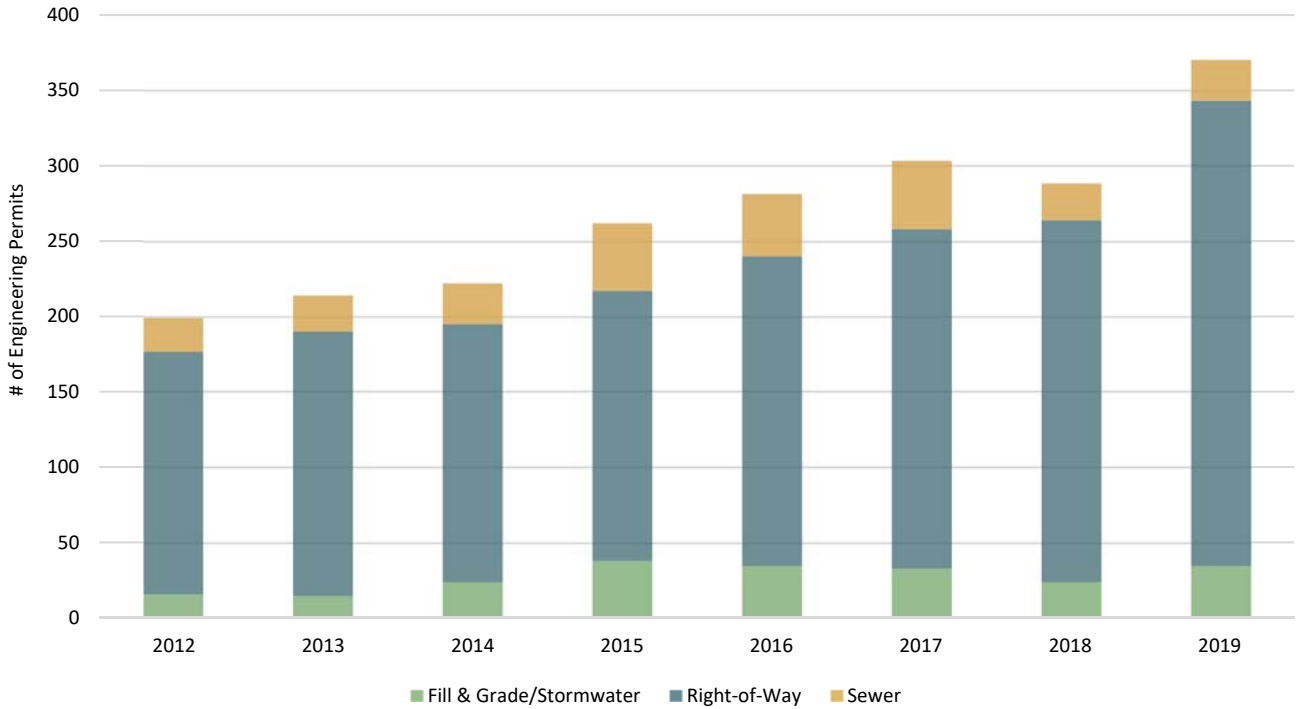
GRAPH 8.0: BUILDING PERMIT INSPECTIONS 2013 TO 2019



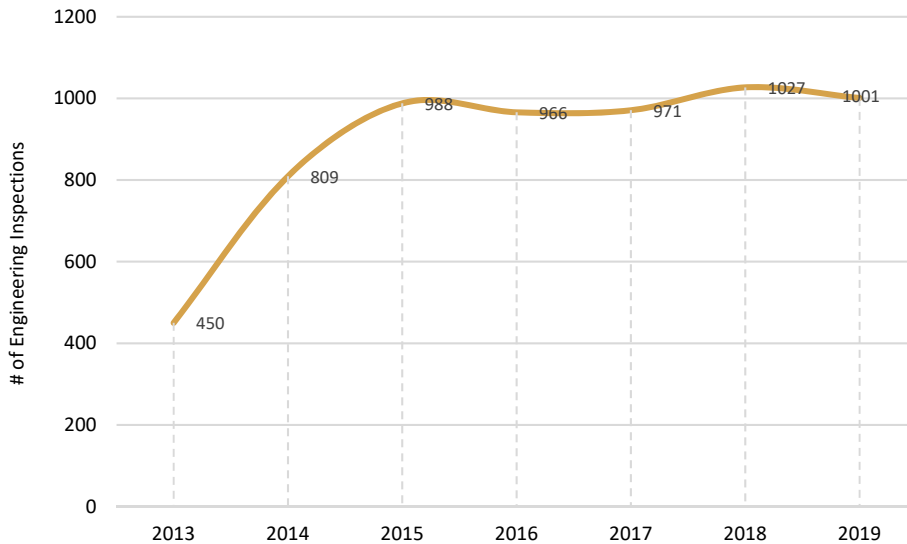
ENGINEERING PERMITS & INSPECTIONS

Graph 9.0 identifies the number and types of Engineering Permits issued by Development Services between 2012 and 2019. **Graph 10.0** shows the total number of inspection completed by the Engineering Division between 2013 and 2019.

GRAPH 9.0: ENGINEERING PERMITS/TYPES 2012 TO 2019



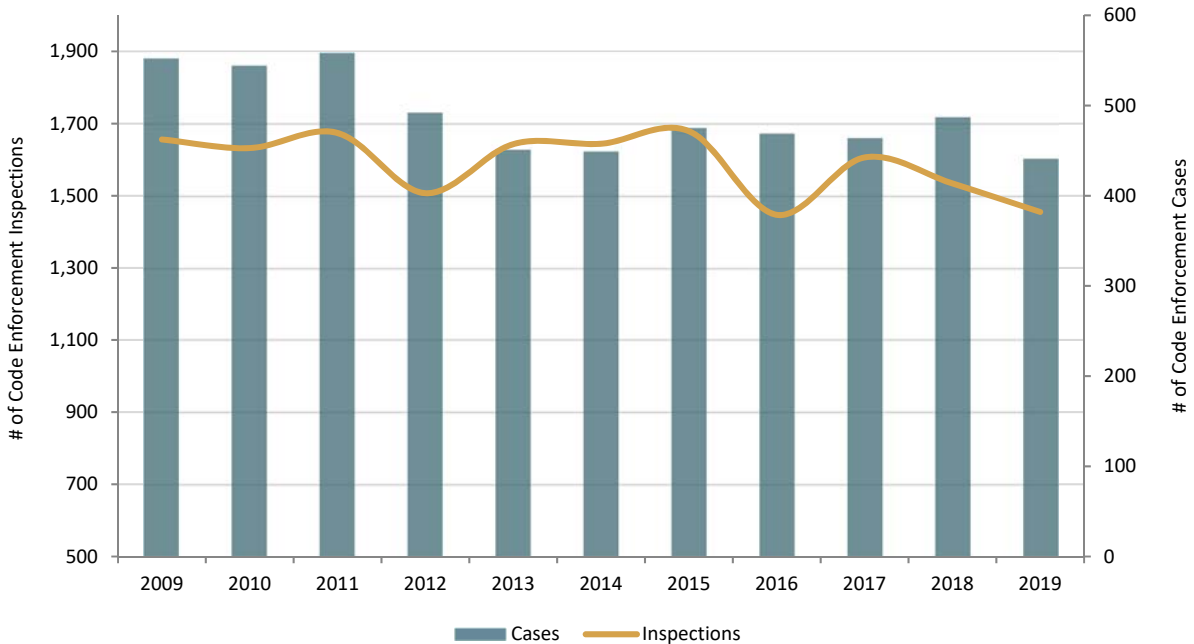
GRAPH 10.0: ENGINEERING INSPECTIONS 2013 TO 2019



CODE ENFORCEMENT CASES & INSPECTIONS

Graph 11.0 shows the number of code enforcement cases and inspections from 2009 to the present. The vertical axis on the left represents the number of code enforcement inspections with the vertical axis on the right representing the number of code enforcement cases. The horizontal axis represents years from 2009 to 2019. **Graph 12.0** breaks down the different type of code enforcement cases handled each year by the Department.

GRAPH 11.0: TOTAL CODE ENFORCEMENT CASES AND INSPECTIONS 2009 TO 2019



GRAPH 12.0: CODE ENFORCEMENT CASES BY TYPE 2012 TO 2019

