



# Impacts of Growth II

PLANNING DEPARTMENT

# Future of Planning and Permitting

2017 to 2020

## Current Planning

- ▶ Increase in minor permits: Single-family, tenant improvements, minor site plans, boundary line adjustments, plat revisions
- ▶ More infill and redevelopment: downtown, shoreline

## Code Enforcement

- ▶ More code complaints due to more people in the City

## Public Participation

- ▶ Increase in project inquiries and public record requests.
- ▶ More public outreach expected

## Long Range Planning

- ▶ Increase in annexations as land in City develops
- ▶ Increase in need for Visioning: Harbor Element, Westside Redevelopment, Employment District
- ▶ Gig Harbor prominence regionally leads to increase in regional coordination
- ▶ Affordable housing needs

## Capital Project Planning

- ▶ Increase in capital projects will lead to increase in Planning support to Public Works Department

# Permitting Trends

## Overall Permits

- ▶ 2011 permits: 252
- ▶ 2016 permits: trending to 445
- ▶ 12% average annual increase over 5 years; trending at 13% increase in '15-'16
- ▶ Majority in minor permits: single-family, signs, short plats, boundary line adjustments, minor site plan review

## Permits Per Planner

- ▶ In 2008, 5 FTE plan reviewers @ 75 permits/planner (pre-recession peak)
- ▶ In 2011, 3.5 FTE plan reviewers @ 72 permits/planner (recession low)
- ▶ In 2016, 4 FTE plan reviewers @ 110 permits/planner, 47% increase over 2008
- ▶ Trend : 139 permits per planner in 2018 (85% increase)



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# 2017 Staffing Adjustments

- ▶ Convert 3 Separate Planner Classifications into 1 Planner Classification
  - Classification would have 3-4 steps based on longevity, proven skills, knowledge
  - Planners move through steps via internal review process
  - Supports staff retention compared to high cost of turnover
- ▶ Convert 1 Planning Assistant into 2 Planning Technicians (1 new FTE)
  - Counter coverage
  - Public outreach and inquires
  - Permit technician (Noticing, Pre-Apps, Intakes, minor permits)
  - Records management
  - DRB, PC, and HEX Support

# Work Program

## 2017/2018 Budget

- ▶ Comprehensive Plan Full Certification - Small Cities Growth Allocation
- ▶ Support Public Works in Transportation Planning
- ▶ Public Outreach and Engagement Program
- ▶ Annexation Feasibility Study
- ▶ FEMA Special Flood Hazard Area Regulations
- ▶ Sign Code Overhaul
- ▶ Implementation of 2016 Latimore Study
- ▶ Continue to improve efficiency through technology