

Planning and Community Development

- We are responsible for development services, city planning programs, and code enforcement.
 - We ensure that the natural and built environments are healthy, safe, and reflect the community's vision.
 - We listen to our customers and proactively solve problems.
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P&CD

Customer Outreach & Support

- Get to Know Residents and the Neighborhoods
- Offer Home Improvement Workshops
- Attend Neighborhood Meetings
- Meet for Walk-in Consultation
- Respond to Complaints
- Visit Project Sites
- Hold Community Meetings for Large Planning Projects



P&CD Department

- Code Enforcement
- Permit Services
- Building & Inspections
- City Planning



Code Enforcement

Shoreline has adopted rules and regulations designed to ensure safe and attractive neighborhoods.

The City's Code Compliance and Enforcement Program helps by enforcing these rules and regulations in a responsible, fair, courteous and impartial manner.

REGULATORY FRAMEWORK

- Shoreline Municipal Code



Code Enforcement STATS

Cases Opened and Closed

- 14 cases opened in 2014
- 20 cases closed in 2014
- 42 cases opened in 2015
- 33 cases closed in 2015

Types of Cases

- Work Without Permit
- Environmental
- Zoning
- Right-of-Way
- Graffiti
- Property Maintenance

1 Code Enforcement Officer



Code Enforcement Successful Resolution

Zoning Issue (Excessive Debris)



Before



After

Code Enforcement Successful Resolution

Illegal Residential Auto Repair Business



Before



After

Permit Services

The City processes and issues permit applications for construction and land development to ensure:

- Development occurs consistent with adopted plans & regulations;
- Infrastructure is in place to serve development; and
- Buildings are safe for the occupants & users of public and private buildings.

REGULATORY FRAMEWORK

- Development Code
- Construction Codes



Permit Services

STATS – 2015

Application Intake, Processing, Issuance

- Building permits – 519
- Mechanical permits– 585
- Fire Systems permits – 79
- Land Use permits – 56
- Plumbing permits – 202
- Right-of-Way permits – 480

Total permit applications handled – 1,921

Customers assisted at the P&CD Front Desk – 4,832

Staff: Manager, 2 Permit Technicians, 1 Administrative Assistant



Building & Inspections

Permits help to ensure project conformance with code requirements via plan reviews and progress inspections.

REGULATORY FRAMEWORK

- Washington State Building Code founded on model codes and standards
 - International Code Council (ICC)
 - National Fire Protection Association (NFPA)
 - State Ecology Manual
- Shoreline Development Code



Building & Inspections STATS – 2015

Number of Permits Valuation

Commercial	New Construction	8	\$42.7 Million
	Tenant Improvements	28	\$3.8 Million
Single-Family	New Construction	52	\$20.9 Million
	Addition/Remodels	202	\$9.4 Million
Plumbing & Mechanical		783	

Total Inspections Performed
4,231

Staff
Manager/ 3 Plans Examiners
2 Inspectors



City Planning

With input from the community, P&CD works on projects and plans that guide Shoreline's future growth.

Policy and Regulatory Framework

Comprehensive Plan
Development Code

Planning Projects

- Light Rail Station Areas
- Green Build Standards
- Vegetation Management Plan
- Comprehensive Housing
- Environmental Sustainability



(Continued)

Town Center

North City

SE Shoreline

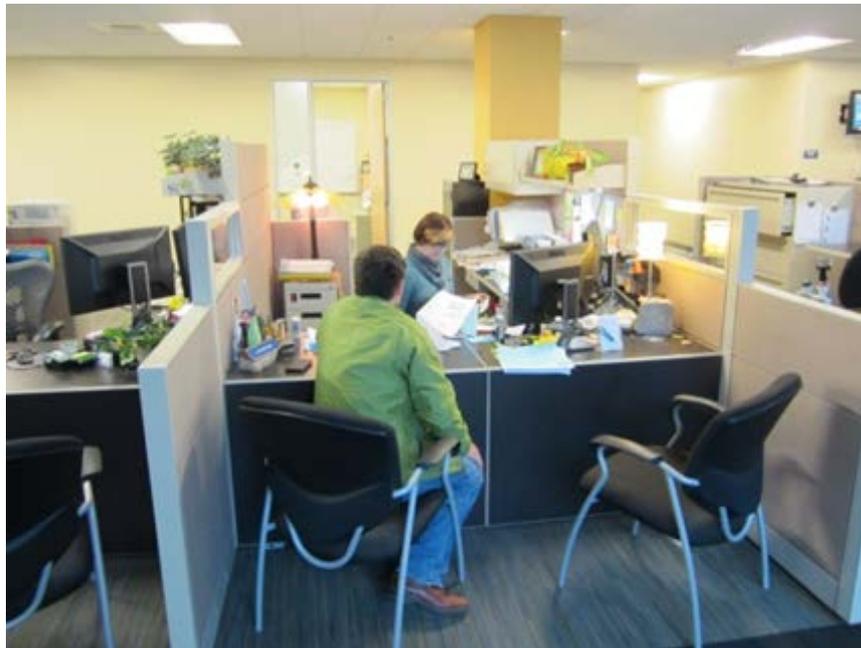
City Planning Stats– 2015

- Zoning Reviews 363
- Land Use Approvals 31
- Tree Removal 37
- Signs 35

- Future Light Rail Permits

6.95 FTE





Questions?