



## **2016 Annual Report**

### **Planning Department**

#### Housing Characteristics

The year 2016 showed a slight increase in single family residential housing and a significant decrease in the number of multiple family units from 2015. Permits were issued for 368 single family units and 34 twin home units for a total of 402 single-family detached and attached units. However, one of the units was permitted for construction by the West Fargo High School and may be moved outside the city, so the unit is not reflected in the tables below. Permits include two single family units that were permitted in the City's extraterritorial are (ETA). Additionally, permits were issued for 72 townhouse style apartment units, but there were no permits issues for traditional apartment buildings. A total of 474 new dwelling units were constructed within the City and ET Area during 2016.

When reviewing the table, it is evident that the average annual level of residential permit activity was significantly higher before 1979 and after 1992. In 1978, the City entered the national flood insurance program to provide for flood insurance to residents of the community. At that time there was approximately  $\frac{3}{4}$  of the developed community within the identified flood plain. As the City frequently experienced flooding, it was important for residents to have insurance. The National Flood Insurance Program required that the community adopt and administrate a flood protection ordinance. As a result of the flood ordinance, higher development costs were incurred by the development community to raise and flood proof structures. Development costs associated with flood proofing, in addition to the high mortgage interest rates in the late 1970s and early 1980s, had an impact on the level of development activity. The City continued to support the efforts of Southeast Cass Water Resource District as the sponsoring agency to provide for a flood protection project for the area. The Sheyenne River Diversion Project received necessary congressional approvals for federal funding support and was constructed in the early 1990s after about 40 years of effort and a previously approved project which did not receive federal funding support. In 1993 the Sheyenne Diversion project was officially completed, so the flood proofing standards were no longer required for development within the City. The level of development activity increased significantly again.

The City has experienced significant growth over the last 20 plus years as a result of the flood protection from the Sheyenne Diversion. Exceptionally good economic and housing market conditions within the City and surrounding region, along with other community amenities including schools, parks, and residential neighborhoods have helped to contribute to the major increase in residential housing permits and construction in over the past number of years. It is anticipated that favorable growth conditions will continue into the future.

The years 2003-2005 were historical peak growth years for the City of West Fargo with a total of 2,744 units constructed during that period. Interestingly enough, the years 2012-2014 were exceptional construction years as well with a total of 2,626 units constructed during that period. 2016 was the seventh highest year on record for single family units, though the number of single family homes constructed has been fairly consistent over the last five years. 2016 was the lowest year for multiple family units since 2009. 2016 was also the eighth highest on record for total units constructed. The multiple family units constructed in 2016 were small townhouse style apartment buildings providing a mix in multiple family types of housing. This housing has been well-received and supported by the goals and objectives expressed in the comprehensive plan. In recent years the city has had a number of high density apartment buildings being completed which has resulted in higher vacancy rates.

**CITY OF WEST FARGO HOUSING CONSTRUCTION, 1976 – 2016<sup>1</sup>**

<b>YEAR</b>	<b>SINGLE FAMILY UNITS<sup>2</sup></b>	<b>MULTIPLE FAMILY UNITS</b>	<b>TOTAL</b>
1976	129	40	169
1977	87	180	267
1978	114	208	322
1979	53	70	123
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1980	38	88	126
1981	2	0	2
1982	35	0	35
1983	39	52	91
1984	25	98	123
1985	32	74	106
1986	50	8	58
1987	35	5	40
1988	44	7	51
1989	42	44	86
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1990	56	26	82
1991	60	48	108
1992	69	40	109
1993	135	48	183
1994	95	24	119
1995	115	44	159
1996	101	8	109
1997	128	46	174
1998	206	24	230
1999	171	28	199
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2000	152	50	202
2001	240	90	330
2002	326	39	365
2003	501	151	652
2004	626	392	1,018
2005	421	653	1,074
2006	244	67	311
2007	184 <sup>3</sup>	134	318
2008	117 <sup>4</sup>	38	155
2009	158 <sup>4</sup>	66	224
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2010	166	78	244
2011	163 <sup>4</sup>	142	305
2012	409	430	839
2013	437 <sup>4</sup>	372	809
2014	428 <sup>4</sup>	548	976
2015	392 <sup>5</sup>	216	608
<b>2016</b>	<b>402<sup>5</sup></b>	<b>72</b>	<b>474</b>

1 Permits from City and Extraterritorial areas.

2 Includes Single Family detached and attached (twin homes) units.

3 Does not reflect two structures built by West Fargo High School or structure damaged by fire and reconstructed.

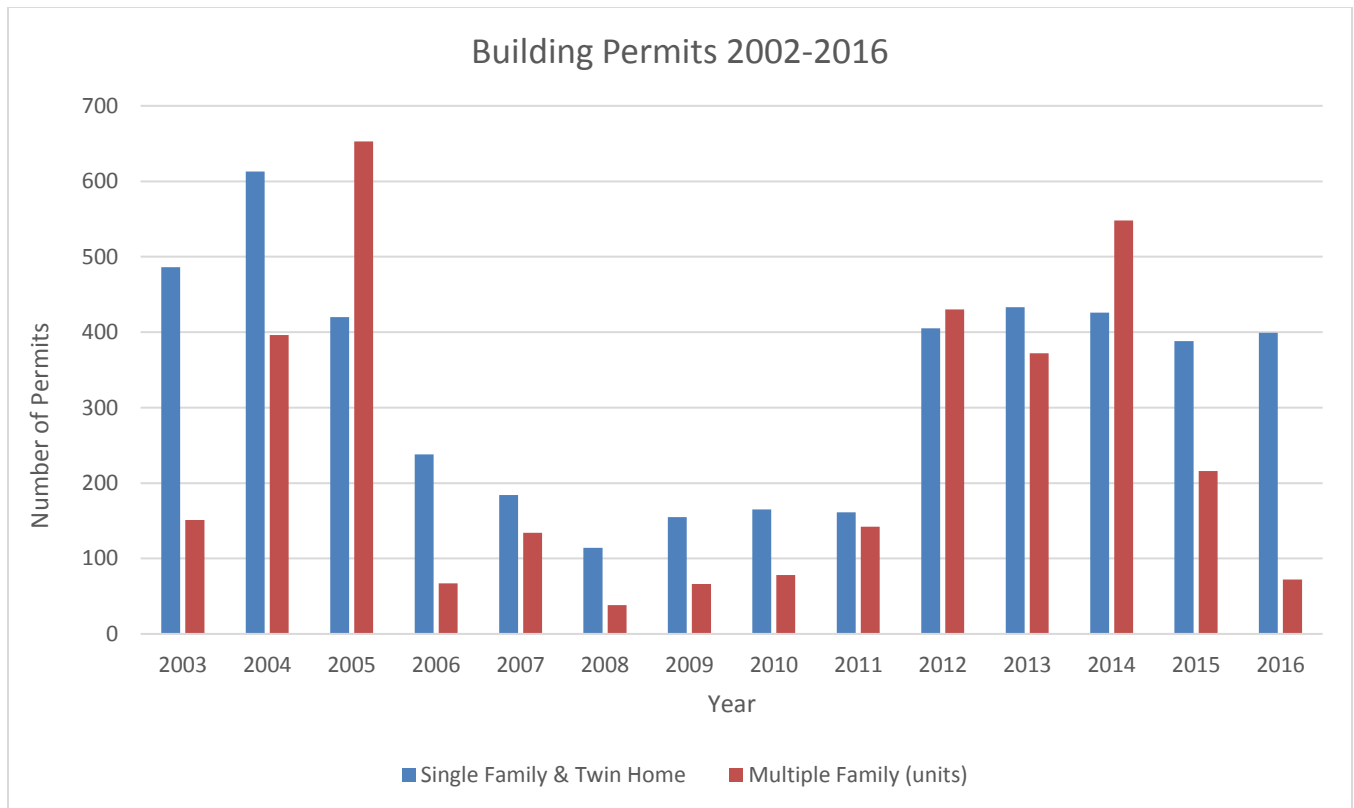
4 Does not reflect two structures built by West Fargo High School.

5 Does not reflect one structure built by West Fargo High School

The number of single family and multiple family units developed within the City Limits since 2003 is reflected on the table below, as well as on the accompanying graph. Single Family construction peaked in 2004 with 613 units being built, and multiple family construction projects peaked in 2005 with 653 units constructed. The growth this decade demonstrates that we have been in a significant growth period.

Permit Type/Year*	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Single Family & Twin homes	486	613	420	238	184	114	155	165	161	405	433	426	388	399
Multiple Family (units)	151	396	653	67	134	38	66	78	142	430	372	548	216	72
<b>Total</b>	<b>637</b>	<b>1009</b>	<b>1073</b>	<b>305</b>	<b>318</b>	<b>152</b>	<b>221</b>	<b>243</b>	<b>303</b>	<b>835</b>	<b>805</b>	<b>974</b>	<b>604</b>	<b>471</b>

\* Does not include Extraterritorial Areas



Development Characteristics

Development within the City can be measured in a number of ways. The City reviews a number of subdivisions each year which set forth a street layout and lot arrangement to accommodate certain land uses. At the time of subdivision platting or re-platting, a specific zoning is usually requested for the property which provides for the intended land use. The Planning Department reviewed several subdivisions in 2016 which platted or re-platted about 257 acres of land intended for new residential, commercial, industrial and public land uses. The table below and accompanying graph which is titled “Platted Acres by Land Use” shows that 90.2 acres of land was platted for single family and twin home use (all single family in 2017), 14.7 acres for multiple family use, and 46.1 acres for commercial and retail use. There was 40.8 acres platted for public uses which generally have been allocated to the predominant surrounding land use. Typically, subdivisions will contain lots which will be developed over several years, so the number of acres platted for a certain land use will vary significantly from year to year. The city has seen a sizable increase in platting activity since the year 2000.

<b>Platted Land Use/Year</b>	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Single Family & Twin homes	51.6	18.0	89.1	61.9	99.8	178.1	147.7	413.01	178.4	96.4	90.2
Multiple Family	0.0	8.4	5.3	27.0	17.9	17.7	8.14	36.24	2.25	9.8	14.7
Commercial/Retail	36.5	0.0	78.8	5.4	33.0	44.2	71.5	36.12	23.12	72.2	57.9
Heavy Comm./Industrial	516.5	91.7	89.8	2.9	4.4	46.2	4.31	99.71	61.00	10.7	94.6
<b>Total</b>	<b>604.5</b>	<b>118.1</b>	<b>263.0</b>	<b>97.2</b>	<b>155.1</b>	<b>286.2</b>	<b>231.65</b>	<b>585.05</b>	<b>264.77</b>	<b>189.1</b>	<b>257.4</b>

Subdivisions which have single family or twin home lots available and/or have land available to be platted in the future include the following:

- |                            |                              |                             |
|----------------------------|------------------------------|-----------------------------|
| The Wilds                  | North Pond at the Preserve   | Maple Ridge at the Preserve |
| South Pond at the Preserve | Eaglewood                    | West View                   |
| Brooks Harbor              | River’s Bend at the Preserve | Shadow Creek                |
| Shadow Wood                | Charleswood R. Estates       | Goldenwood                  |
| Highland Meadows           |                              |                             |

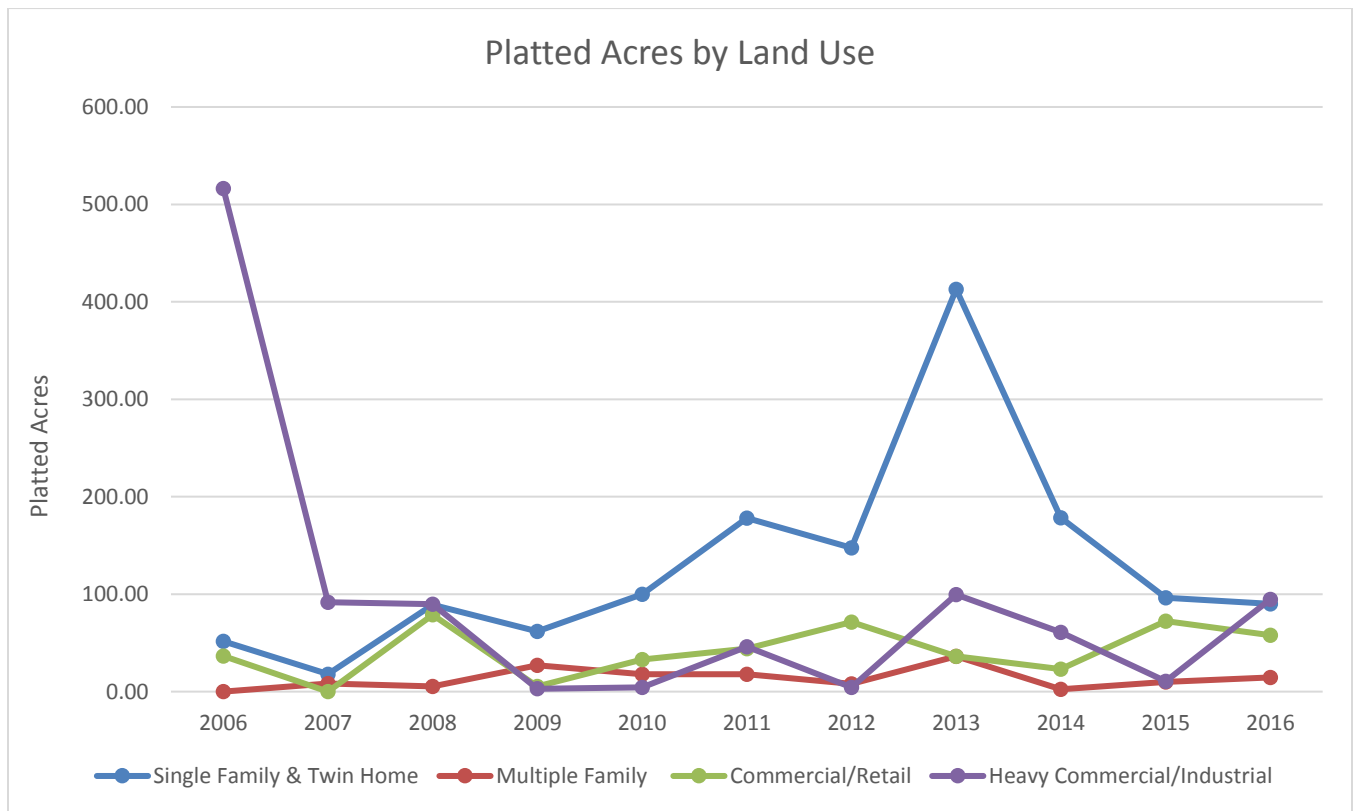
In early 2016 there was an estimated 1,103 serviced vacant single family and twin home lots available for sale and development. Four single family residential subdivisions were approved during 2016, which provided 389 newly serviced single family lots. There were 399 lots built on during the year, so at the end of 2016 there were an estimated 1,093 serviced lots available. As a general observation, we would note that if the annual average rate of single family residential development over the last five years continues, the City would have about a 2 ½ year supply of serviced lots. Approximately 13% of the city lots are smaller lots for more affordable single family and twin home housing.

There are about 360 acres of unplatted land in the City which has been designated for low density residential use according to the City’s comprehensive plan. At the 2016 rate of platting, the residential land could be platted

within 3 - 4 years and could accommodate as few as 1,080 units at 3 units per acre, or as many as 5,040 units at 14 units per acre. It is likely that the development will include smaller twin home and affordable single family lots, as well as larger single family lots, so the unit count will be somewhere in between those figures.

Subdivisions which have multiple family lots available and/or have land available to be platted in the future include Eaglewood, Maple Ridge and The Wilds. Currently the City has little land designated for high density residential and approximately 40 acres of undeveloped land which is designated for medium density residential and could accommodate up to a maximum of 640 units of townhouses, condominiums and smaller apartment buildings up to 12-unit structures. If development occurs according to past trends, there will be somewhat fewer units than that. The City could amend the Land Use Plan to accommodate additional medium density residential.

Currently there are approximately 3,345 single family lots and 2,756 multiple family units developed south of I-94. It is estimated there are 903 undeveloped platted single family lots south of I-94 and 95 medium density lots (Oakridge). The single family to multi-family ratio south of I-94 is about 60% single family and 40% multi-family overall which is within the range expressed in the goals and objectives of the Comprehensive Plan. With limited land designated for multiple families, unless additional land is designated for medium or high density use, it is anticipated that increases in multiple family will be primarily from mixed use developments. The single family to multiple family ratios is being monitored on a section by section basis.



Population Growth

The U.S. Census Bureau decennial census took place in April 2010 and total population figures were released in March 2011 showing the population for the City of West Fargo at 25,830. Each year the planning department completes a population estimate for the City which is based on the number of new housing units added during the year, and any units that have been destroyed, demolished, or moved out of the community. Please refer to the 2016 Population Estimate table. The estimate is used to compare the annual growth with other agencies’

projected population figures. More importantly the estimate provides information to help us better prepare for immediate and future City policy decisions needed as a result of the growth activity level within the City.

The planning department estimates that West Fargo has approximately 9,014 single family attached and detached homes currently within the City limits and 5,602 apartment units after demolished units. Together with information from the county tax director’s office showing 360 mobile homes in mobile home courts, the total number of housing units is currently 14,976. The U.S. Census showed that there were 10,760 total dwelling units in the City in 2010, so there has been an increase of 4,216 dwelling units. The population estimate takes into consideration that at any time there are a number of vacant units. We used the same vacancy rate of 1.1% for single family dwellings which was present when the 2010 Census was completed. For multiple family units, we used a vacancy rate of 10.1 which was determined by Appraisal Services Inc. as the annual average for 2016. The population estimate also takes into consideration that the number of persons per household has remained the same as the 2000 Census.

## 2016 POPULATION ESTIMATE

Type of Dwelling Unit	2010 Dwelling Units (April Census)	Residential Units							2016 Total Estimates (December 31 <sup>st</sup> )
		2010	2011	2012	2013	2014	2015	2016	
<b>Single Family</b>	6,650	165	161	405	433	426	388	399	9,027
<b>Multiple Family</b>	3,761	78	142	430	372	548	216	72	5,619
<b>Total (Permitted)</b>	10,411	243	303	835	805	974	604	471	14,646
<b>Other<sup>1</sup></b>	349	N/A	N/A	N/A	N/A	N/A	N/A	N/A	360
<b>Demolished Units</b>	---	---	(1)	(3)	(2)	(20) <sup>3</sup>	(2)	(2)	(30) <sup>4</sup>
<b>Total Units</b>	10,760	---	---	---	---	---	---	---	14,976
<b>Vacant Units</b>	412 <sup>2</sup>	---	---	---	---	---	---	---	665 <sup>5</sup>
<b>Persons Per Household</b>	Owner – 2.75 Renter – 1.98	---	---	---	---	---	---	---	Owner – 2.75 Renter – 1.98
<b>Total Persons</b>	25,830	---	---	---	---	---	---	---	35,477 <sup>6</sup>

<sup>1</sup>Mobile homes in courts per Cass County Tax Director Office Records for year

<sup>2</sup>Vacancy rate of 3.8% overall; 1.1% for Homeowner units; 6.4% for rental units

<sup>3</sup>Three Single Family Homes; 17 multiple family units in 7 structures

<sup>4</sup>Since 2010 SF = 11 & MF = 17

<sup>5</sup> Vacancy rate of 1.1% for Single Family (99 dwellings) and 10.1% for rental units (Average Annual Vacancy- 566 dwelling units).

<sup>6</sup> Population estimate once units are fully constructed

Using the population estimate methodology provided above, the estimated population for the City of West Fargo as of December 31, 2016 is 35,477. This total population assumes that construction has been completed on all units permitted during the year. The population is estimated to have increased by approximately 9,647 residents and 37.3% since the 2010 Census. It is estimated that there are about 15,000 residents south of I-94.

When comparing the 2010-2016 growth increase of 37.3% with historical growth characteristics as shown in the table below, one can see that over the past 7 years the City has grown at about 5.3% per year which is somewhat less than the growth rate between 2000-2010 which was about 7.3% per year, however much faster rate than the previous two decades before that (1980-1990 & 1990-2000) which was at an average annual rate of 2.2%.

<b>City of West Fargo Historical Population Figures</b>		
<b>YEAR</b>	<b>POPULATION</b>	<b>PERCENT CHANGE</b>
1940	707	---
1950	1,632	131%
1960	3,328	104%
1970	5,161	55%
1980	10,099	96%
1990	12,287	22%
2000	14,940	22%
2010	25,830	73%
2016	35,477	37.3%

\*City Estimate based on permit activity through 12/31/2016

**Building Permit Valuation**

The total building valuation for permitted structures in 2016 was about \$212 million. This was another exceptional year for total building permit valuation. Of the total building permit valuation, \$106.6 million was for residential construction, \$62.4 million for commercial construction, and \$42.9 million for other types of permits (refer to Building Permit valuation Table). Residential valuation decreased by about \$15.8 million from 2015, commercial valuation decreased by about \$7.5 million, and the other category increased by about \$20.1 million. Building permit valuation from 2000-2010 was substantially higher than previous decades, which is reflective of the boom construction period. Between mid-1970 and the early 1990's total annual valuation of permits ranged between \$5.5 million and \$6.4 million. Building permit valuation increased from \$6.4 million to \$16.8 million between 1990 and 1995. Between 1995 and 2000 the total building permit valuation increased by 66% to \$27.9 million.

## CITY OF WEST FARGO

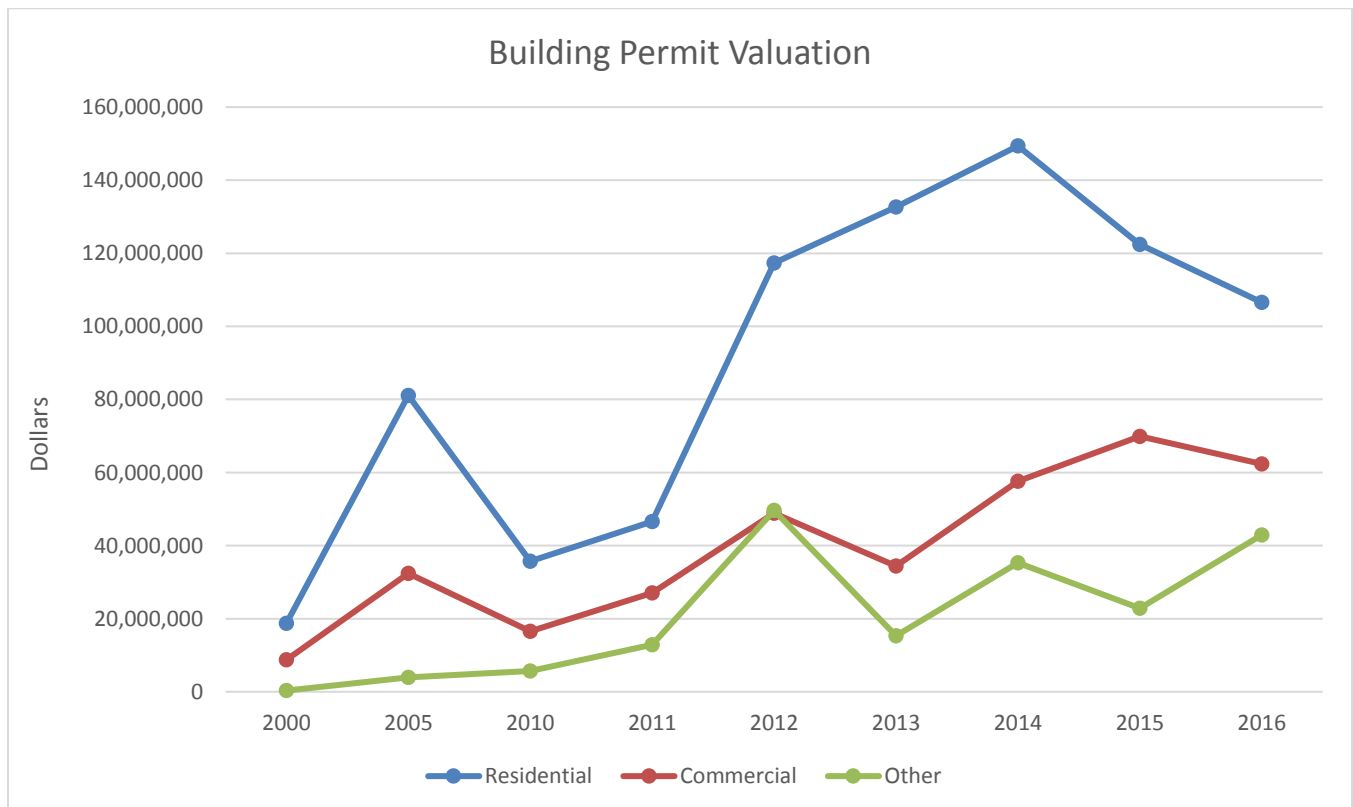
### BUILDING PERMIT VALUATION BY CATEGORY, SELECT YEARS

YEAR	RESIDENTIAL <sup>1</sup>	COMMERCIAL <sup>2</sup>	OTHER <sup>3</sup>	TOTAL	% RES.	% COMM.
1970	2,494,532	417,500	9,500	2,921,532	85%	14%
1975	4,430,705	1,869,776	5,500	6,305,981	70%	30%
1980	4,717,400	817,634	---	5,535,034	85%	15%
1985	4,395,150	1,316,218	---	5,711,368	77%	23%
1990	5,076,950	1,340,400	---	6,417,350	79%	21%
1995	12,812,828	3,586,650	450,000	16,849,478	76%	21%
2000	18,773,609	8,755,865	331,428	27,860,902	67%	31%
2005	81,100,334	32,415,606	3,946,005	117,461,945	69%	28%
2010	35,734,745	16,560,025	5,727,417	58,023,687	62%	29%
2011	46,574,331	27,027,156	12,912,118	86,513,605	54%	31%
2012	117,325,076	48,896,381	49,616,320	215,837,777	54%	23%
2013	132,701,572	34,448,282	15,322,081	182,475,935	73%	19%
2014	149,384,771	57,658,376	35,332,573	242,375,720	62%	24%
2015	122,469,462	69,909,242	22,839,573	215,218,277	57%	32%
2016	106,556,837	62,374,000	42,867,229	211,798,066	50%	29%

1 Single Family, twin home, and multiple family new building and building remodel permits.

2 New and remodel commercial permits.

3 Public use, places of worship, accessory building, foundation permits, and demolition permits.





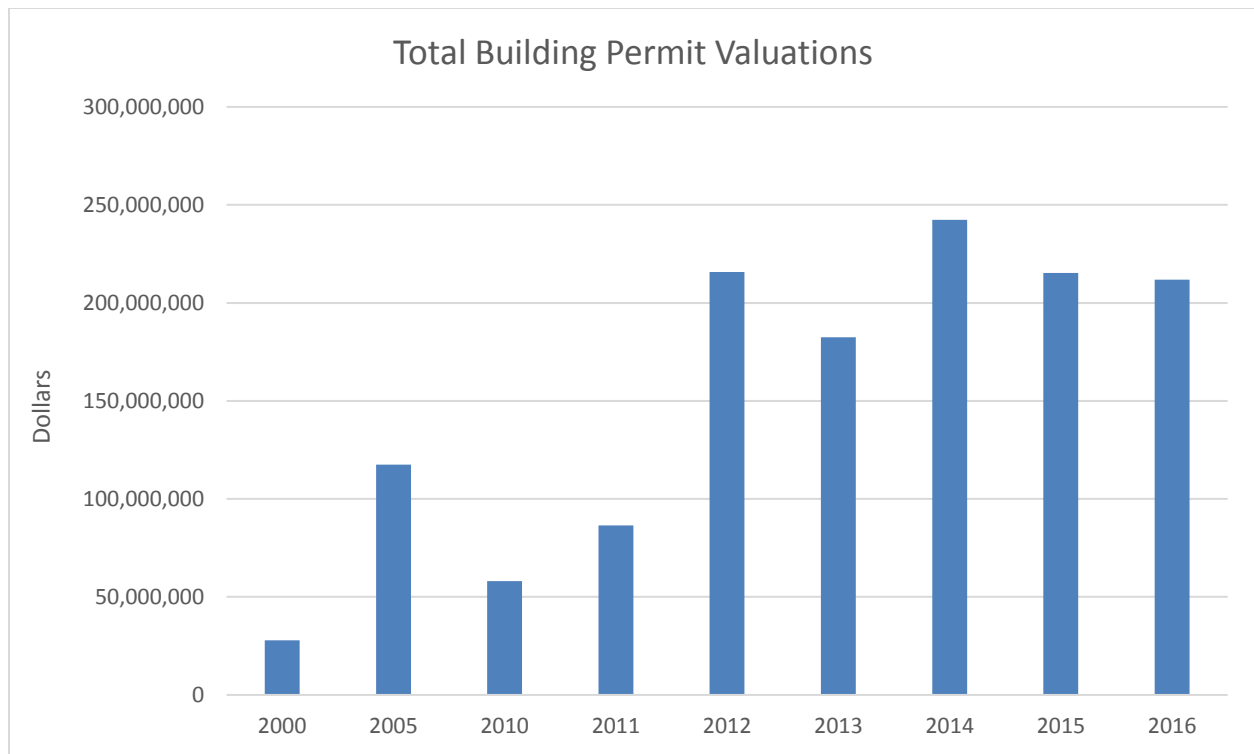
Since 2000 the City has seen an incredible increase in total building permit valuations. The last five years have been exceptionally strong years, far outpacing any other period. The outlook for the current decade continues to look very good, though it appears that the level of activity is slowing somewhat.

In 2016 the City's overall commercial tax base relating to permit valuation was approximately 29% whereas the overall residential tax base relating to permit valuation was approximately 50%. The City has seen significant increases in commercial construction activity since 1990 from \$1.3 million in permit valuation to nearly \$70 million for 2015 and over \$62 million in 2016. This has been very helpful to the local economy and tax base; however, the rapid residential growth, which has increased from \$5.1 million in 1990 to \$122.4 million in 2015 and \$106.6 million in 2016, has not allowed the community to gain the desired economic advancement in the ratio of commercial to residential tax base. In the early 1990s, the City began a tax incentive program to grow the primary business sector so that there would be a stronger commercial tax base for the community. The residential and commercial percentages shown in the table titled "Building Permit Valuation by Category, Select Years" is not viewed the same from a taxation basis, as multiple family is considered commercial. With this in mind, there was about 34% of the building permit valuation in 2016 that would be taxed at a commercial rate verses 29% of the valuation reflected as commercial in the table.

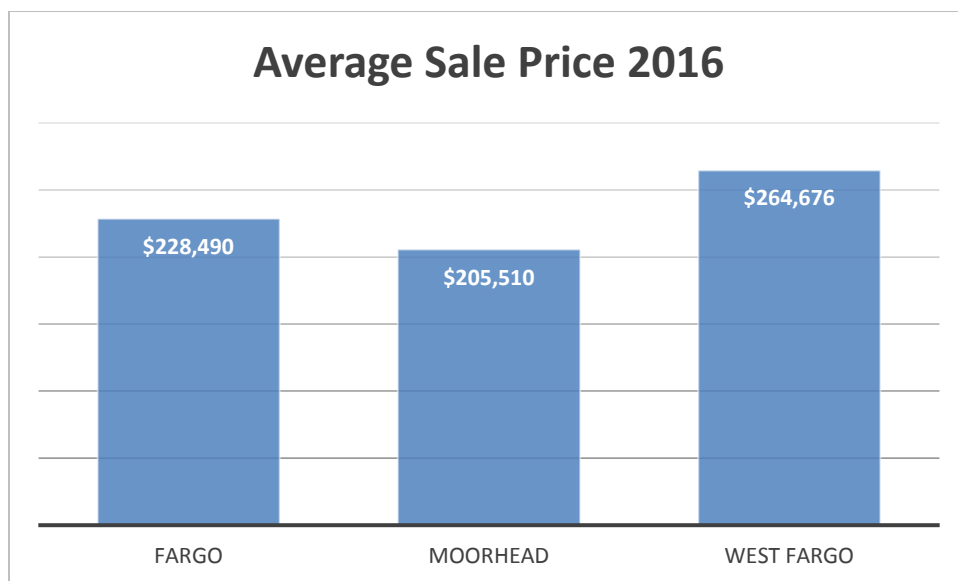
The West Fargo Assessing Department in their 2016 Equalization Report provided information showing that the 2016 City's total valuation after exemptions are applied was 71% residential and 29% commercial. This compares to 70% residential and 30% commercial in 1992 when the City Commission established the Economic Development Advisory Committee as well as economic development incentive programs to incent increased business development growth, particularly primary sector businesses. Based on this information, the residential to commercial comparison has remained about the same. The City has seen a tremendous amount of commercial and industrial business growth over the last 20 years. Without the level of commercial and industrial activity, certainly the percentage of tax base attributed to residential would be significantly greater.

The average permit valuation for single family detached and attached structures (twin homes) combined has increased from \$73,225 in 1992 to \$97,472 in 2000 and \$228,462 in 2016. The average permit valuation has decreased by \$14,465 over the past year. In 2016 the average permit valuation for single family detached structures was \$237,573 which was a decrease of \$28,615 from 2015. This reflects a stronger market for more affordable homes.

The table above shows how the valuation of permits has increased between residential, commercial, and other permit categories. The graph displays the total in permit valuations by five year increments from 2000 to 2010 with select years thereafter.



According to the City of West Fargo’s City Assessors office the median sale price of homes in the City increased from \$162,200 in 2010 to \$238,188 in 2016. On average, homes were listed for sale on the market 63 days in 2016 which is 6 days more than in 2015 showing a strong but potentially slowing real estate market. The average sale price for a home in West Fargo in 2016 was \$264,676.

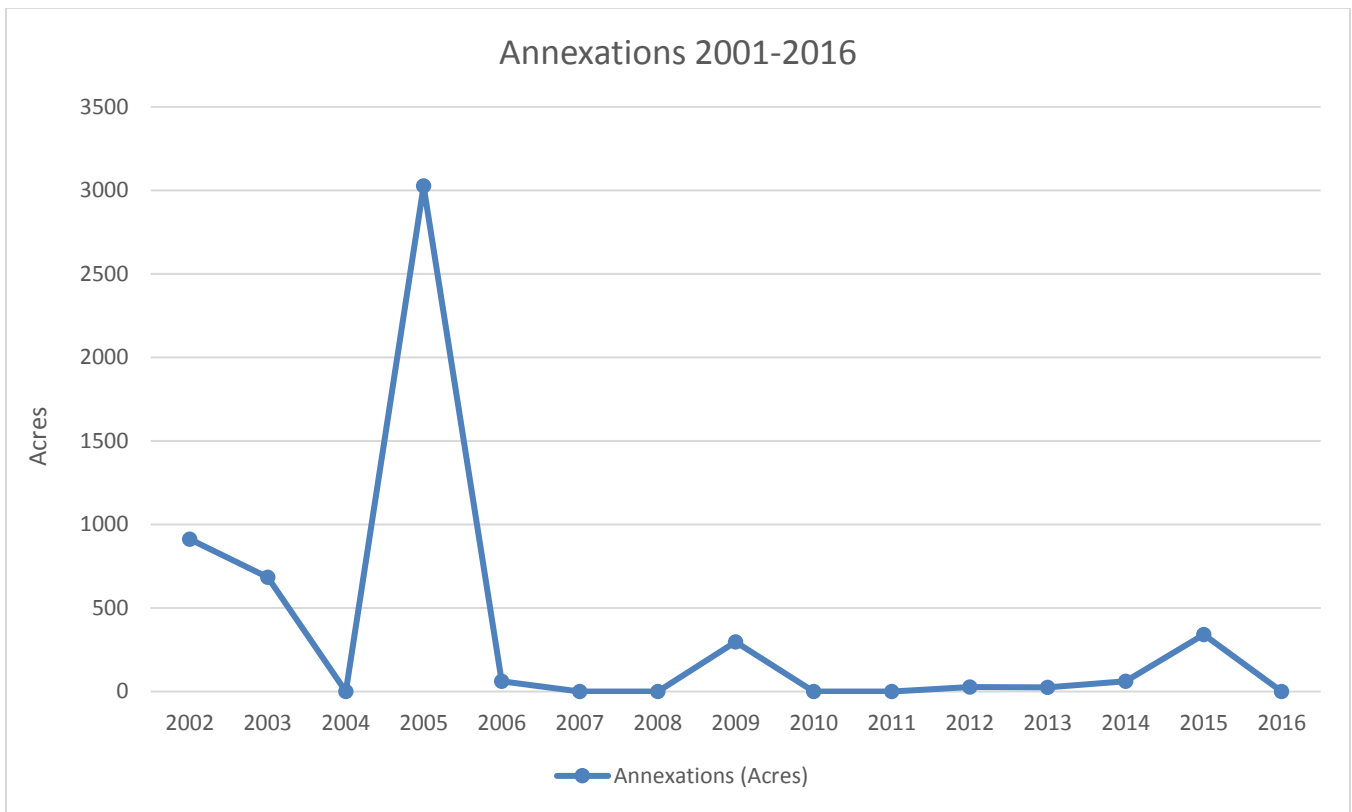


Annexations

The City had no annexed acres of land to the community in 2016. The table below shows how much land has been annexed to the City by decade from 1961-2010, thereafter by select years. The table shows that from 2001 through 2010 the City had extensive annexations resulting in slightly over 4,995 acres of land being introduced to the City, more than doubling the geographic area of the City.

<b>City of West Fargo Annexation Acreages 1961-2016</b>		
PERIOD	ACREAGE	AVERAGE PER YEAR
1961-1970	358	35.8
1971-1980	2,060	260
1981-1990	1,552	155.2
1991-2000	256	25.6
2001-2010	4995.41	499.5
2011	0	---
2012	26.71	---
2013	25.82	---
2014	61.00	---
2015	340.28	---
2016	0	---
TOTAL ACREAGE	9,675.22	---
CURRENT CITY AREA	10,182.61	---

The graph below depicts the acres that have been annexed since 2001. Though there were no annexations in 2004, actions of the City Commission in that year resulted in additional annexation in 2005. Likewise, actions of the City Commission in 2008 resulted in annexations of property in 2009.



	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Annexations (Acres)	13.8	912.2	684.6	0	3026.4	62	0	0	296.4	0	0	26.71	25.82
	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>Total</b>									
Annexations (Acres)	61	340.28	0	5449.21									

Historically, the City experienced substantial annexations in the 1970's and 1980's which adequately accommodated the growth of the community through 2000. Annexations over the last few years will accommodate the growth of the City for a number of years into the future, so it is anticipated that the City will see fewer annexations over the next decade. Currently the City has approximately 10,183 acres of area.

## Work Program

In addition to Commission assigned responsibilities of the Planning Department, significant planning efforts are made each year as part of the Department's work program. Many of these efforts relate directly to the City's Comprehensive Plan, while others are more general efforts which are undertaken to fulfill needs or opportunities that arise.

The City approved an updated comprehensive plan in January 2008 which took into account the tremendous growth experienced since 2000. The comprehensive plan developed an implementation plan to help accomplish many of the goals and objectives of the policy plan. Some of the efforts of the City with regards to the implementation plan are discussed below.

In 2008 and 2009 the City had considerable effort working with the North Dakota Department of Transportation and property owners/business community on the Main Avenue Reconstruction Project. The first phase of the project was undertaken in 2009 which included the area from the Sheyenne River to 6th Street East. The City continued working with the State and property owners/business community in preparation of the second phase of Main Avenue reconstruction in 2012 (6th Street East to 45th Street) and will do so again for the final phase in 2015-16 (Sheyenne River to Interstate 94).

Between 2010 and 2012 the Planning Department, along with the Planning and Zoning Commission and the City commission worked to review the zoning and subdivision ordinances and considered a number of amendments to update the ordinances. The City continues to recognize the importance in maintaining flexibility for infill/reinvestment developments and current development practices on a national level. The R-1SM: Mixed One and Two Family Dwelling District which provides for a mix of small and medium sized lots to encourage a mix in starter homes with medium priced homes, has received significant interest by developers to plat lots. In 2015 two significant zoning ordinance amendments provided a number of changes including better separation of commercial and industrial uses, providing language for retirement/nursing care and home child care facilities, establishing review procedures for medical and dental facilities, and clarifying other provisions of the ordinance. In 2016 an amendment to the zoning ordinance addressed requirements for improving new or expanding driveways and off-street parking spaces.

The City in cooperation with the FM Metropolitan Council of Governments (FM COG) undertook a planning study of the downtown area which outlines a reinvestment strategy for Sheyenne Street and Main Avenue property and businesses. The study was adopted in late 2011; therefore much effort took place in 2012 to create downtown overlay districts to address building and site development standards for the core downtown areas of Sheyenne Street and Main Avenue. In 2014 the Planning Department began working with a Downtown Design Review Committee to determine appropriate design guidelines for the downtown area. Efforts are being coordinated with the Downtown Business Association. In 2015 the scope of the Sheyenne Street Corridor Study was revised to include the area between Main Avenue and 13<sup>th</sup> Avenue to take a closer look at improving the street system and increase the downtown redevelopment potential.

The City began a Sheyenne Street Corridor Study in 2014 which was near completion by the end of 2015 and transitioned into design and environmental clearance for a reconstruction project from 19<sup>th</sup> Ave East to 40<sup>th</sup> Ave East in 2018 and 2019. The State has programmed reconstruction of the I-94/Sheyenne Street interchange for the same time frame. The City accelerated plans to reconstruct the Sheyenne Street section from 13<sup>th</sup> Ave East to 19<sup>th</sup> Ave East in 2020 and is now programming the improvements in 2018.

The City has seen tremendous growth since the 2000 Comprehensive Plan and 2008 Comprehensive Plan update were completed. As a result of the growth and dynamic changes to the community, the city approved contracting for a new plan. The process began in late 2016 with a community kick off meeting which was well attended. Much ground work is anticipated in early 2017 on developing a web presence for information dissemination and public input gathering, as well as collection of community information in preparation for Planapalooza in the spring of 2017. The Comprehensive Plan should be completed by late 2017.

Development Review Activity

The Planning Department reviewed 63 applications for development in 2016 as shown on the Development Review table below. Where possible the City combines review applications where multiple reviews occur which expedites development in a timely manner and saves cost in fees to the applicants. Some 90 development reviews were conducted with the 63 applications. In addition to the applications reviewed, the Planning Department reviewed 52 building permit applications for public/quasi-public, multiple family, commercial and industrial building structures and 64 permits for permanent signs.

CITY OF WEST FARGO DEVELOPMENT REVIEW BY TYPE AND YEAR							
Year	Subdivision	Rezoning	Conditional /Provisional Use	Other <sup>1</sup>	Total <sup>2</sup>	# of Applications	Permit Reviews
1985	5	3	----	1	9	9	---
1986	6	6	2	16	30	21	---
1987	4	1	1	13	19	17	---
1988	3	1	1	3	8	7	---
1989	5	3	5	5	18	16	---
1990	9	5	2	10	26	20	---
1991	8	9	5	16	38	31	---
1992	14	10	5	22	51	44	---
1993	11	6	4	16	37	30	41
1994	18	10	15	17	60	46	41
1995	12	12	12	17	53	42	56
1996	12	7	14	20	53	44	62
1997	17	12	21	11	61	47	61
1998	19	11	25	22	77	63	63
1999	19	10	24	27	80	64	80
2000	18	17	26	23	84	65	71
2001	13	6	21	19	60	49	66
2002	25	18	24	31	100	68	76
2003	25	17	25	31	102	71	94
2004	22	14	25	39	100	75	87
2005	26	13	23	33	95	76	89
2006	25	17	17/8 <sup>3</sup>	31	98	74	100
2007	17	8	20/4 <sup>3</sup>	30	79	64	85
2008	12	10	12/1 <sup>3</sup>	12	47	35	73
2009	21	13	12/3 <sup>3</sup>	20	69	47	24
2010	16	10	8/4 <sup>3</sup>	23	61	45	46
2011	24	16	8/1 <sup>3</sup>	20	69	48	50
2012	22	23	12/12 <sup>3</sup>	35	104	69	87
2013	35	27	21/3 <sup>3</sup>	25	113	75	60
2014	20	17	18/3 <sup>3</sup>	20	80	59	78
2015	21	11	13/2 <sup>3</sup>	29	76	58	108
2016	13	18	17/2 <sup>3</sup>	40	90	63	116

1 Includes Zoning Ordinance Amendments, Simple Lot Splits, Variances, PUD's, Replats, etc.

2 Where possible, multiple development reviews are combined into one application.

3 Provisional Use Permits for child care facilities started 7/31/2006.

The Planning Department is also responsible for reviewing licenses and permits for portable signs. The current system was put in place in early 2004. Though we encountered a few issues early on, the implementation of the Ordinance has gone fairly well. Very few complaints have been received from businesses or sign companies on the current system. The City issued 177 permits for portable and high impact signs in 2016 which accounted for 2,092 total display days for these signs. This was an increase of 1 permit and 20 display days from 2015 figures.

Prior to the City hiring a Code Compliance Officer this past year, the Planning Department was responsible for all aspects of zoning and subdivision enforcement. Enforcement was primarily complaint driven, and follow up of complaints was very time consuming. The community is being better served by having one office addressing code compliance rather than several offices addressing issues depending of the type of violation. The Planning Department continues to play an active role on the City's Code Compliance Committee, particularly as it relates to zoning and subdivision issues and works very closely with the City's Code Compliance Office. The Senior Planner and Assistant Planner coordinate regularly with that department, assisting in determining violations, methods to achieve compliance, and when necessary working with the City Prosecutor and Code Compliance Office to address violations.