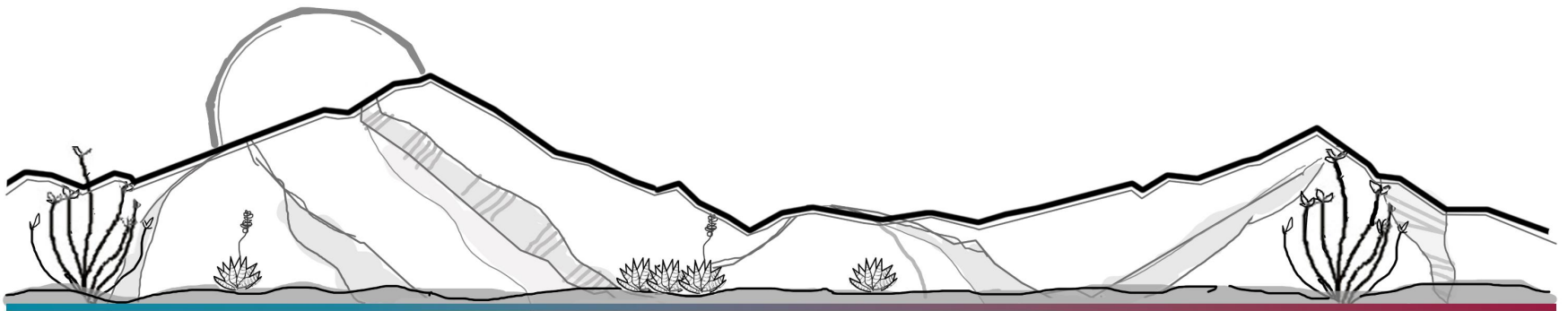


## Work Session: Development Services FY 2025 Budget

April 30, 2025  
Board of Supervisors



## Agenda

- 1: Department Function
- 2: Revenue
- 3: Expenses
- 4: Grants
- 5: How the Department is Funded
- 6: Key Takeaways

## Department Function (3 Divisions)

### **Planning and Zoning:**

Land Use Planning: Manages long-term and short-term planning initiatives, including the development and updating of the county's Comprehensive Plan.

➤ Zoning Administration: Processes applications for rezonings, special use permits, variances, subdivisions, and minor land divisions

➤ Zoning Verification: Provides zoning verification letters detailing permitted uses, development standards, and zoning history for specific properties.

### ➤ **Building Safety**

Permit Issuance: Processes applications for building permits, ensuring that construction projects comply with local building codes and safety standards.

➤ Inspections: Conducts inspections of construction sites to verify compliance with approved plans and building codes, safeguarding the health and safety of residents.

### ➤ **Code Compliance**

Enforcement: Investigates complaints related to zoning violations, property maintenance issues, and unauthorized construction. The department seeks voluntary compliance but can initiate formal enforcement actions if necessary

## Revenue

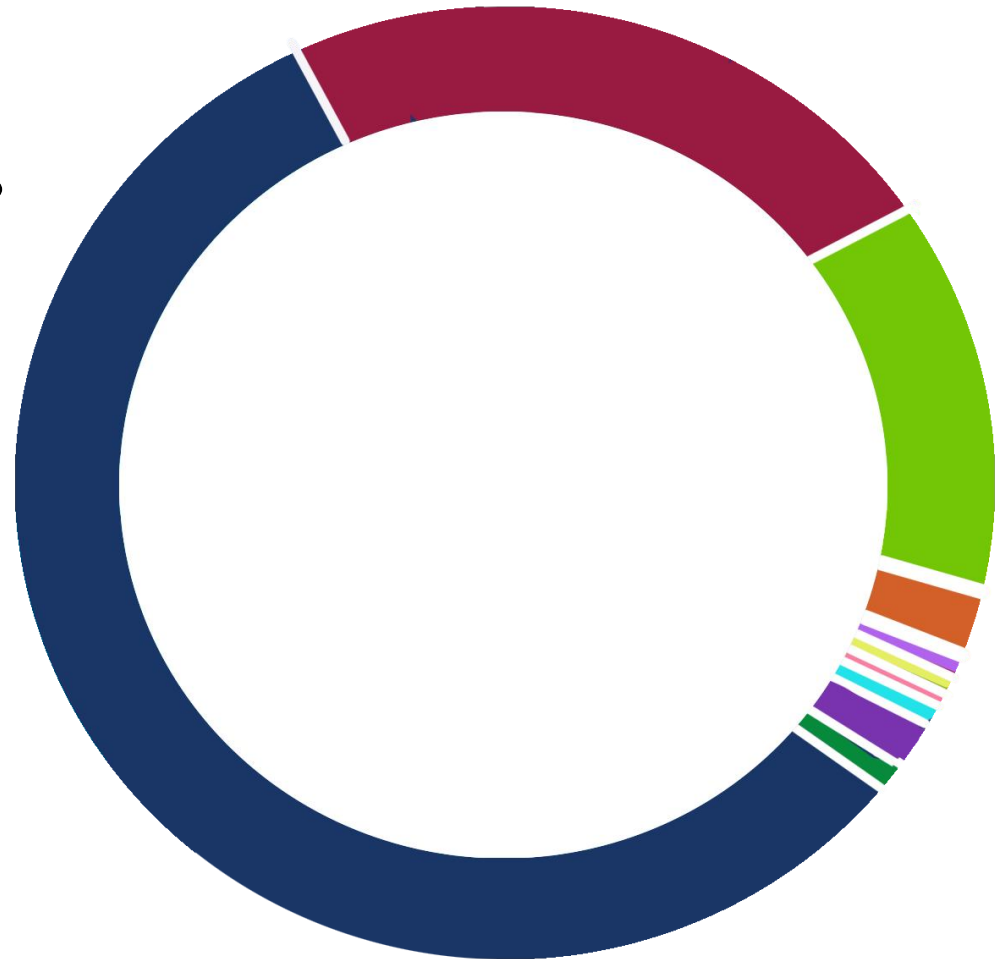
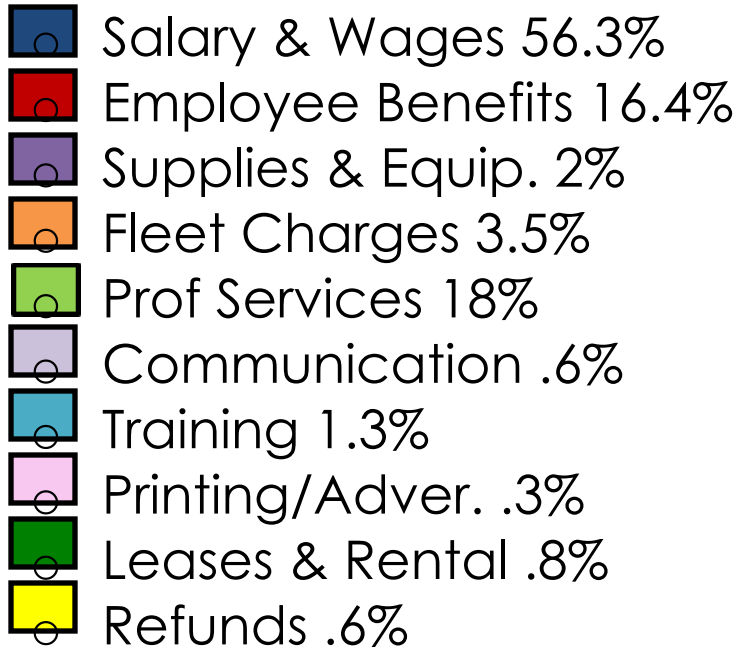
- Planning & Building IGA (8.6%)
- Planning Dockets (2.5%)
- Permits & Inspection Fees (86.5%)
- Hazard Abatement Liens (1.3%)
- Fines & Misc. (1%)



**Total \$1,158,283**

# DEVELOPMENT SERVICES

## Expenses



**Total \$1,696,997**

# DEVELOPMENT SERVICES

## Grants (Revenue & Expenses):

**C**DBG (Housing): \$414,064

**S**HFT (Housing): \$240,500

**F**WA (Federal): \$500,000






**I**nterfund Transfer: \$108,474

**B**rownfields: \$500,000

**Total: \$1,763,038**



## How the Department is Funded

-  General Fund:  
\$538,714 (18.4%)
-  Permit Fees:  
\$1,002,283 (34.3%)
-  Other Revenue:  
\$156,000 (5.3%)
-  Grants \$1,263,038  
(43.2%)
-  Brownfield Grant:  
\$500,000 (17.1%)



## Key Takeaways

The Department is operating in high-cost recovery mode – less than 20% of the overall budget is subsidized by the general fund

- Significant permit and inspection fees from commercial development in the past two years
- Very efficient operations

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