

# Community Development & Planning

## **2011 Budget Overview**

# Our Mission is:

To support healthy, diverse, sustainable island communities and a high quality of life through effective planning, administration, and enforcement of building and land use codes that balance and accommodate appropriate development of the community while protecting the natural environment

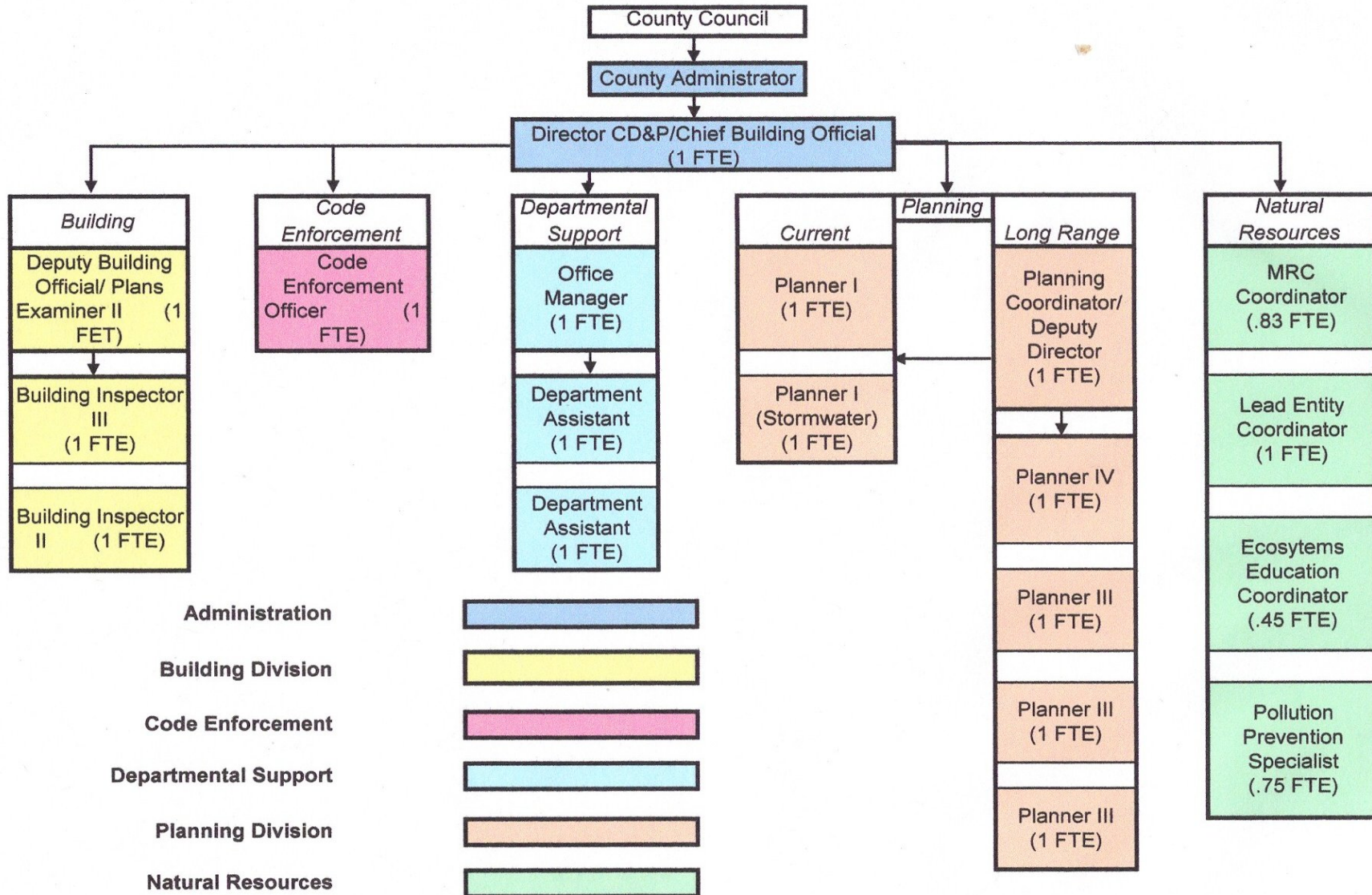
# Who we are:

The Department has five main divisions:

1. Building Permitting
2. Planning
  - Current Planning
  - Long Range Planning
3. Code Compliance
4. Natural Resources
  - Marine Resources Committee
  - Salmon Recovery
  - Ecosystems Education
  - Pollution Prevention
5. Departmental Support

# Who we are

Department Organizational Chart



# What We Do

- Process residential and commercial building permits including reviewing for conformance with land use regulations and building codes.
- Inspect projects throughout the construction process for compliance with approved construction documents.
- Process applications for a wide range of land uses requiring strict conformance with land use codes and the State Environmental Protection Act (SEPA).

## What We Do Cont.:

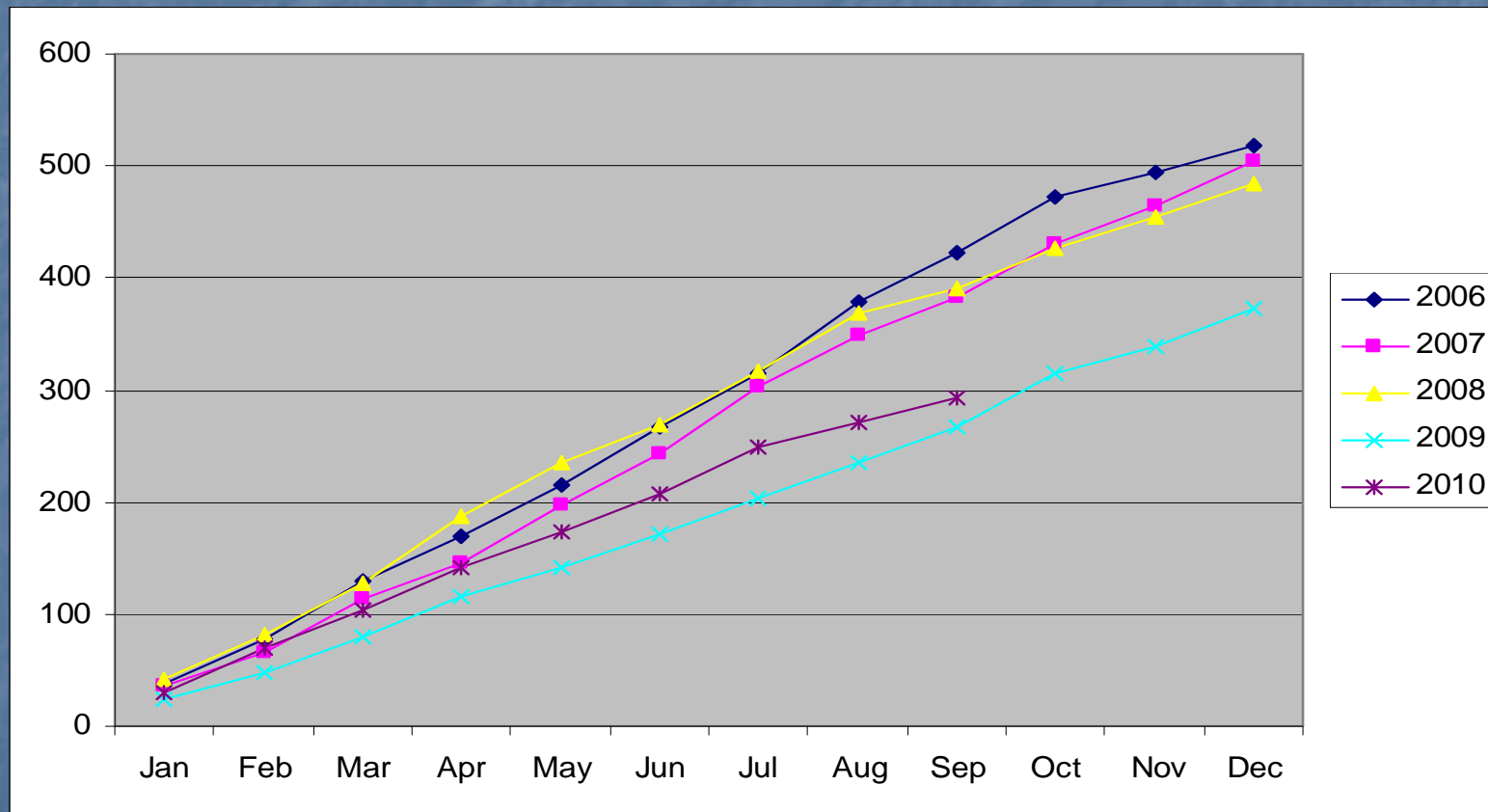
- Develop plans and regulations consistent with the Washington Growth Management Act, Shoreline Management Act and other State, Federal and Local land use regulations.
- Investigate and enforce building and land use code violations.
- Serve as the focus for the county's work to preserve the natural environment through grant supported projects.

# What we do Cont.: Building Permit Activity

TYPE OF PERMIT ISSUED	2006	2007	2008	2009	Jan '10	Feb '10	Mar '10	Apr '10	May '10	June '10	July '10	Aug '10	Sept '10	YTD 2010
SINGLE FAMILY RESIDENCE	171	137	153	121	8	16	4	9	10	20	9	3	6	85
MULTI-FAMILY	1	14	0	0	0	0	0	0	0	0	0	0	0	0
MOBILE	10	20	21	6	0	1	0	2	0	1	1	0	1	6
COMMERCIAL	27	19	29	24	3	3	1	6	1	3	2	3	1	23
DEMOLITION	25	25	41	17	0	1	2	2	2	3	3	4	0	17
OTHERS/Does not include Mech or Plumb	222	240	185	172	17	19	23	15	13	4	22	10	12	135
OWNER/BUILDER, SFR & Appurtenant	23	22	30	13	1	1	1	1	3	1	3	3	0	14
OWNER/BUILDER EXEMPTIONS	40	27	25	20	0	0	2	4	2	1	2	0	1	12
<b>TOTAL PERMITS ISSUED</b>	<b>519</b>	<b>504</b>	<b>484</b>	<b>373</b>	<b>29</b>	<b>41</b>	<b>33</b>	<b>39</b>	<b>31</b>	<b>33</b>	<b>42</b>	<b>23</b>	<b>21</b>	<b>292</b>
<b>TOTAL PERMITS I HAVE ON HOLD</b>	<b>7</b>	<b>1</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	
<b>TOTAL PERMITS READY TO ISSUE</b>	<b>27</b>	<b>31</b>	<b>37</b>	<b>35</b>	<b>23</b>	<b>22</b>	<b>25</b>	<b>29</b>	<b>17</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>15</b>	
<b>Total Building Applications Received</b> (does not include Mechanical or Plumbing)	<b>604</b>	<b>587</b>	<b>496</b>	<b>409</b>	<b>34</b>	<b>22</b>	<b>30</b>	<b>23</b>	<b>39</b>	<b>40</b>	<b>23</b>	<b>32</b>	<b>24</b>	<b>267</b>
<b>REVISIONS RECEIVED</b>					<b>6</b>	<b>8</b>	<b>11</b>	<b>19</b>	<b>6</b>	<b>8</b>	<b>15</b>	<b>6</b>	<b>10</b>	<b>89</b>
MECHANICAL PERMITS ISSUED	36	48	39	35	1	0	3	1	1	2	1	5	2	16
PLUMBING PERMITS ISSUED	5	9	5	1	0	0	1	0	0	0	1	1	1	4
REVISIONS ISSUED					<b>6</b>	<b>10</b>	<b>12</b>	<b>10</b>	<b>12</b>	<b>7</b>	<b>14</b>	<b>8</b>	<b>8</b>	<b>87</b>

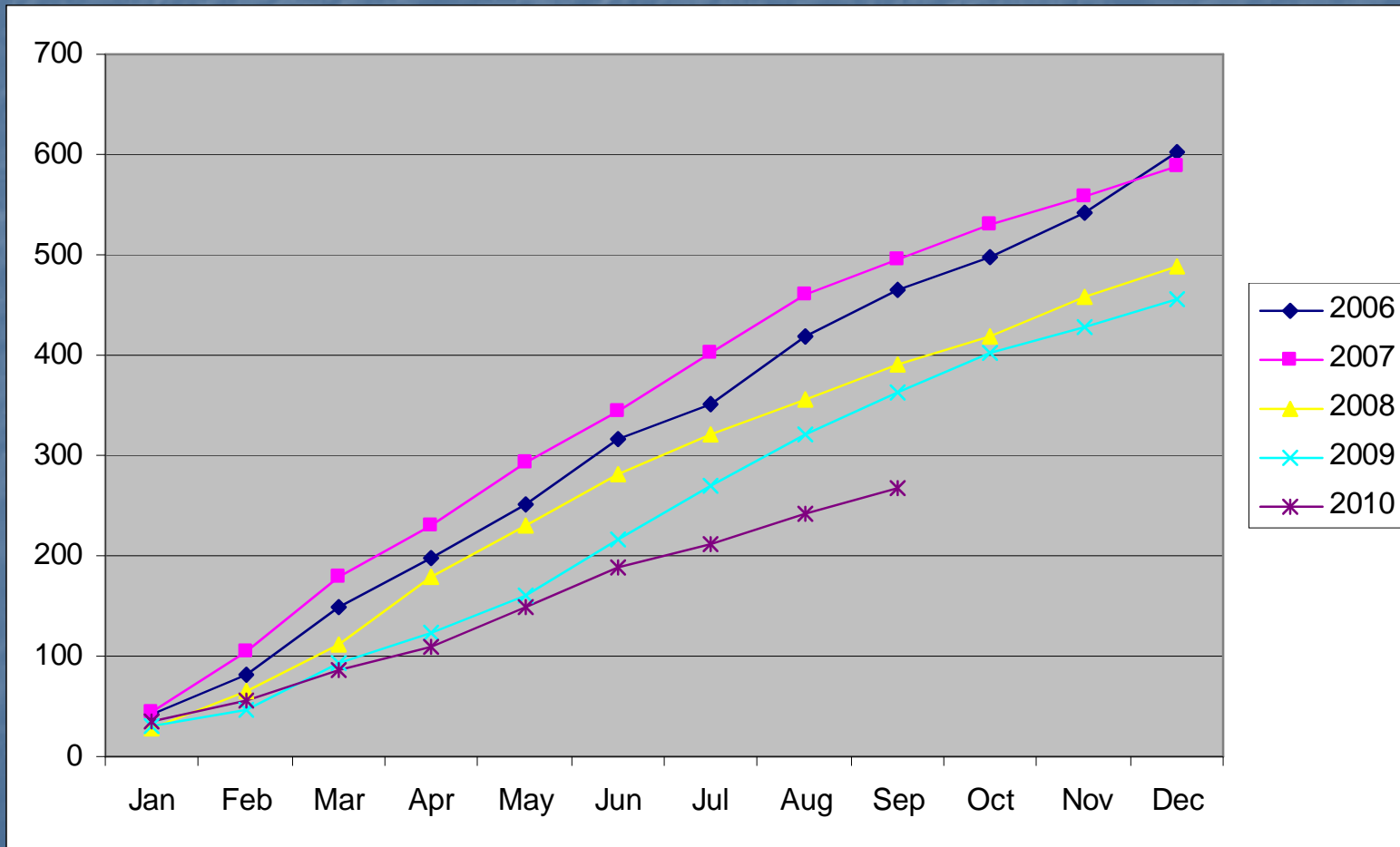
# What we do Cont.

## Year to Date Building Permits



# What we do Cont.

## YTD Building Permit Applications

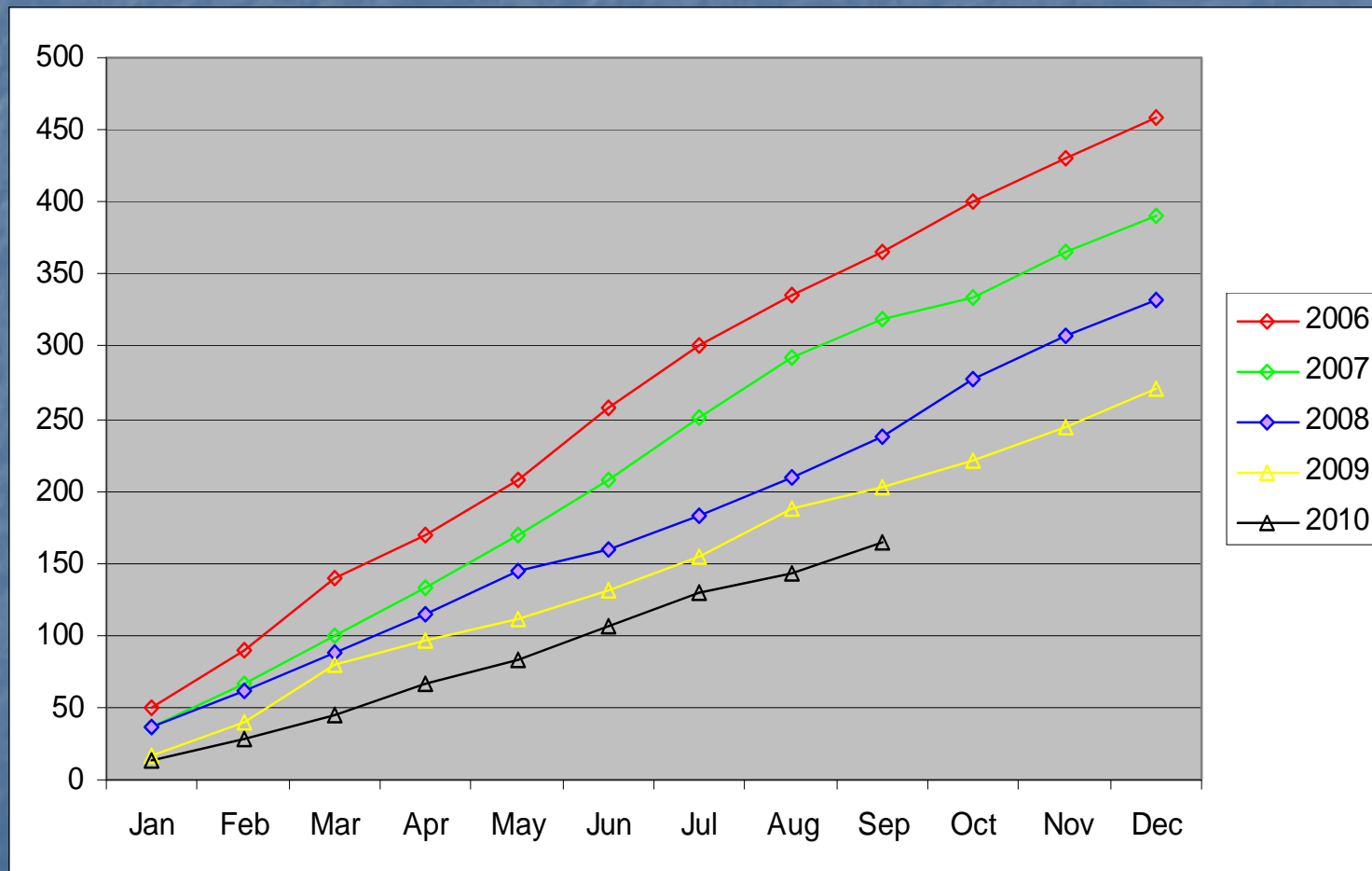


# What we do Cont.:

## YTD Current Planning Activity

		2006	2007	2008	2009	Jan '10	Feb '10	Mar '10	Apr '10	May '10	June '10	July '10	Aug '10	Sept '10	Total 2010
APL	Appeal	11	7	9	9	0	0	0	1	0	1	0	0	0	2
CPVAR	Comp Plan Variance	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CUX	Conditional Use Exemption	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CU	Conditional Use	15	21	23	22	3	0	0	1	0	2	0	0	1	7
PROV	Provisional Use	30	33	30	39	1	1	2	2	2	1	0	0	0	9
RPA	Residential Pre-application	93	60	36	38	2	4	3	4	5	6	2	5	7	38
XMP	Shoreline Exemption	100	89	68	55	3	3	3	5	1	6	10	3	5	39
SJ	Shoreline	24	25	17	14	1	2	0	1	1	1	1	1	1	9
SJVAR	Shoreline Variance	3	5	2	0	0	0	0	0	0	0	0	0	0	0
BLM	Boundary Line Modification	78	84	59	32	0	3	2	4	4	3	4	4	4	28
SLD	Simple Land Division	33	21	27	22	2	2	2	0	3	1	1	1	0	12
SP	Short Subdivision	10	6	8	3	0	0	0	0	0	0	1	0	0	1
LP	Long Subdivision	7	3	4	1	0	0	0	0	0	0	0	0	0	0
ALT	Plat Alteration	9	7	7	6	0	0	0	1	0	0	0	0	1	2
BSP	Binding Site Plan	0	1	3	0	0	0	0	0	0	0	0	0	0	0
PUD	Planned Unit Development	1	0	0	0	0	0	0	0	0	0	0	0	0	0
RED	Redesignation	5	1	1	5	0	0	0	0	0	0	0	0	0	0
SEPA	Sepa (grading, forest practice)	18	11	11	8	1	1	0	2	1	1	0	0	1	7
TOS	Timber Open Space	7	6	7	2	0	0	1	0	0	0	1	0	0	2
OS	Open Space	1	4	12	8	0	0	0	0	0	1	1	0	0	2
INT	Code Interpretation	8	3	4	0	0	0	0	0	0	0	1	0	0	1
VAR	Variance, ie: height, setback	2	1	2	0	0	0	0	0	0	0	0	0	0	0
EXT	Time Extension	1	0	2	2	0	0	3	0	0	0	0	0	0	3
TU	Temporary Use	0	1	0	0	0	0	0	0	0	0	0	0	0	0
YES	Yes Use	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ID	Illegal Division	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DIS	Discretionary Use	3	1	0	0	0	0	0	0	0	0	0	0	0	0
COHP	Conversion Option Harvest Plan	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SWCG	Stormwater Clearing & Grading			3	4	0	0	0	0	0	0	0	0	0	0
SWMP	Stormwater Stand Alone										1	0	0	0	1
PREVOS	30% Com Space BLM, SLD, Plat Alteration													1	1
<b>TOTAL</b>		<b>451</b>	<b>387</b>	<b>331</b>	<b>270</b>	<b>13</b>	<b>16</b>	<b>16</b>	<b>21</b>	<b>17</b>	<b>24</b>	<b>22</b>	<b>14</b>	<b>21</b>	<b>164</b>

# What we do Cont.: YTD Current Planning Applications



# What we do Cont.:

## Recent Long Range Planning Accomplishments:

- Growth Management Act compliance for Eastsound and Lopez Village Urban Growth Areas.
- Code amendments associated with Master Planned Resorts & community swimming pools.
- Progress on annual “docket” of Comprehensive Plan and associated code amendments which were finalized in early 2010.
- Significant progress on update of Critical Areas ordinance.
- Established planning review committee for Deer Harbor.
- Continued staff support to Eastsound Planning Review Committee and began providing support for Deer Harbor and Lopez Village committees.

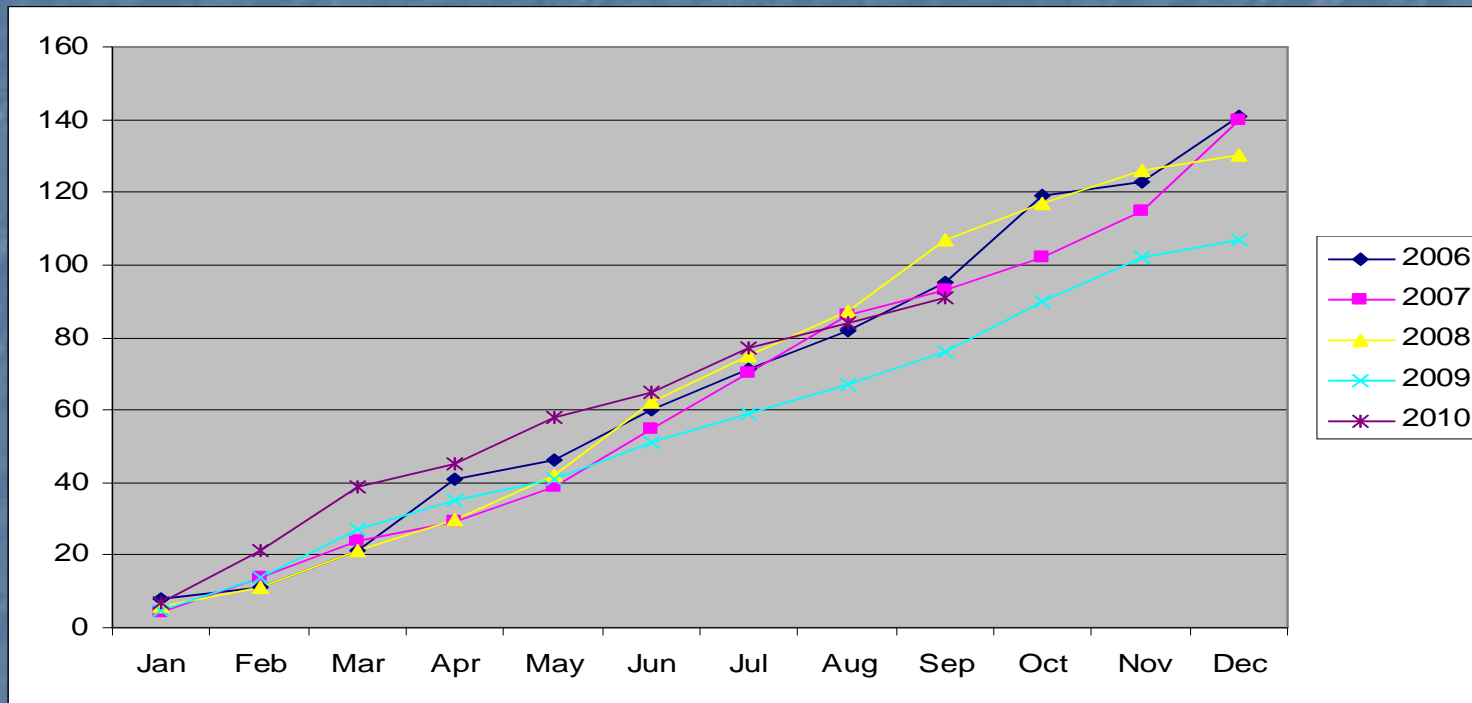
# What we do Cont.:

## Code Compliance

Code Enforcement Officer processes, investigates, and resolves complaints of code violations.

- Responds to approximately 20 telephone calls per week.
- Received 91 formal complaints through September for 2010.
  - 37 were resolved without opening formal investigations.
  - 54 formal investigations were opened
    - 18 have been resolved
    - 36 are still active.
- 107 complaints received in 2009
  - 20 Resolved without opening formal investigations
  - 87 formal investigations were opened
    - 30 have been resolved
    - 57 are still active.
- Prior to 2009, there are approximately 360 open investigations, many inactive, dating back to 2002.

# What we do Cont.: Code Compliance Activity



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2006	8	11	21	41	46	60	71	82	95	119	123	141
2007	4	14	24	29	39	55	70	86	93	102	115	140
2008	6	11	21	30	42	62	75	87	107	117	126	130
2009	5	14	27	35	41	51	59	67	76	90	102	107
2010	7	21	39	45	58	65	77	84	91			

# What we do Cont.:

## Natural Resources

This Division is entirely grant funded and its staff work to minimize environmental pollution and protect and recover salmon populations and other marine resources.

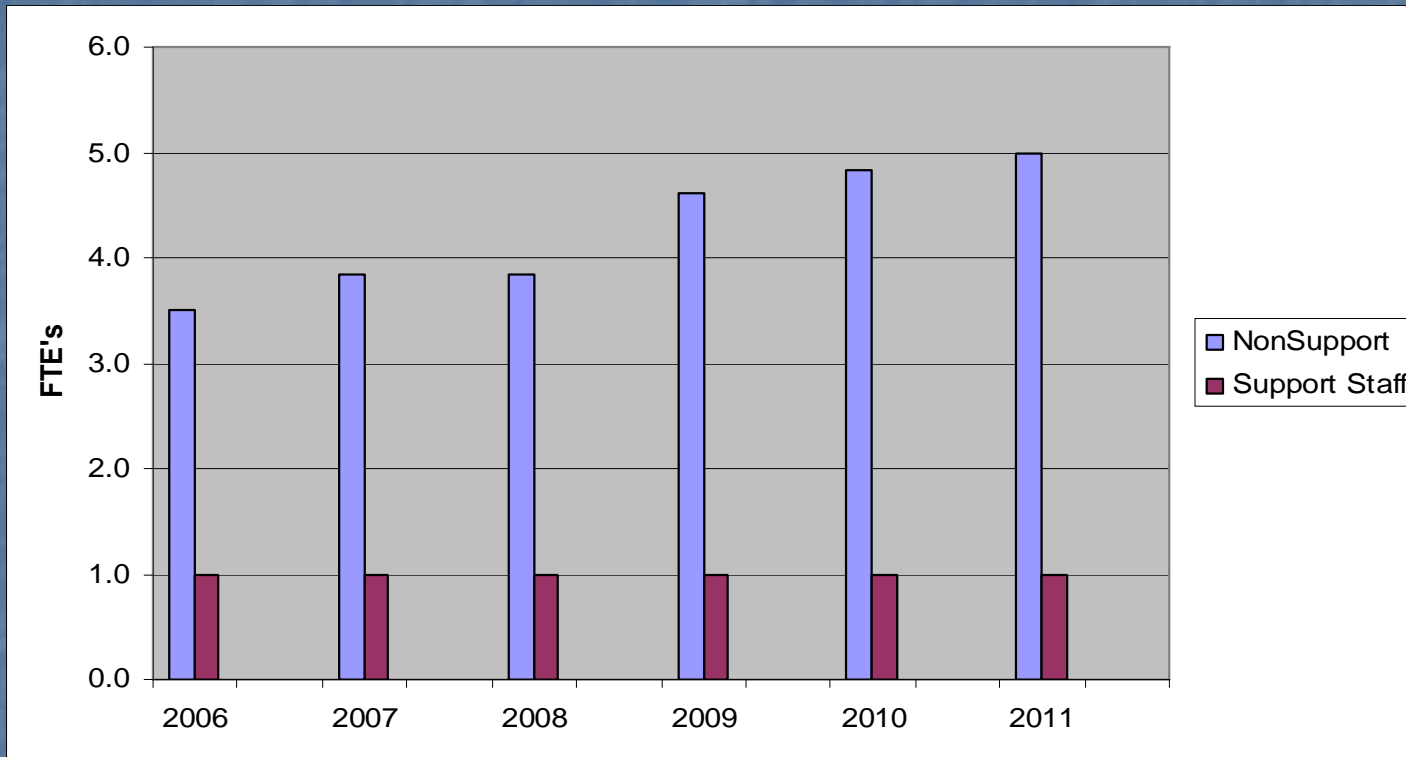
- Obtained EPA "Managing Growth in Island Communities" grant.
- Obtained EPA "Green shores" grant.
- Worked to align local and regional campaigns focused on stormwater education (*Short Run to the Sea* and *Puget Sound Starts Here*).
- Hired contractor to map feeder bluffs and other shore forms.
- Worked with UW Friday Harbor Labs to develop a monitoring plan for the San Juan Marine Stewardship Area.
- Working with the Town of Friday Harbor to install Rain Garden on Spring Street.
- Awarded \$307,270 in salmon recovery grants to 3 local projects.
- Worked on draft for an Adaptive Management and Monitoring plan for the San Juan County Chapter of the Salmon Recovery Plan.
- Lead Entity Coordinator Elected to Chair of the statewide Lead Entity Advisory Group (LEAG).
- Pollution Prevention Specialist conducted 75 site visits for businesses to help them prevent pollution and runoff.

# What we do Cont.: Departmental Support

Provides the necessary administrative office support for the entire department including, but not limited to, secretarial, clerical, filing, records retention, bookkeeping, accounting, payroll, etc.

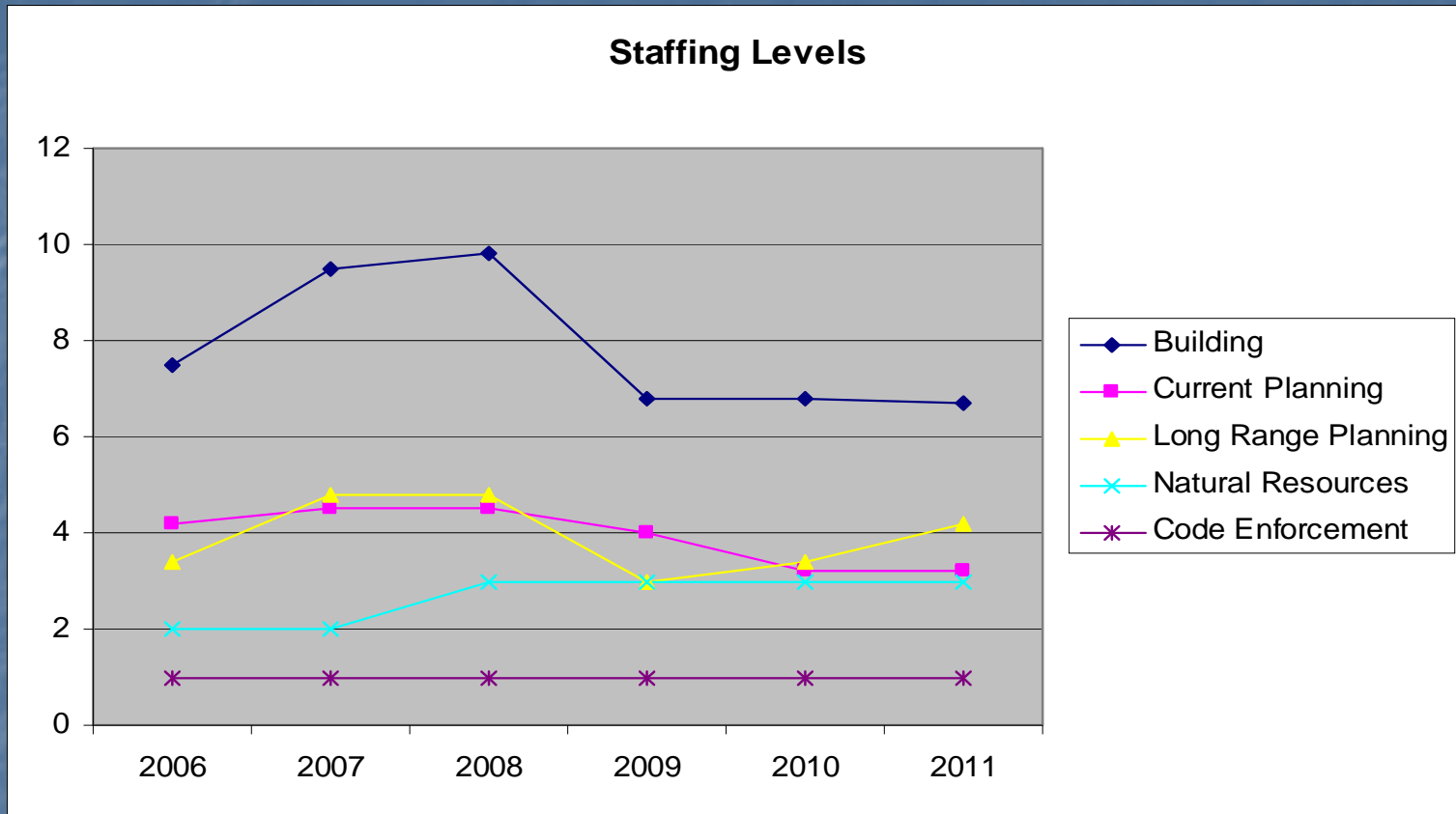
# How we do it

## Ratio of Non-Support to Support Staff



	2006	2007	2008	2009	2010	2011
Non-Support Staff	3.5	3.8	3.8	4.6	4.8	5.0
Support Staff	1	1	1	1	1	1

# How We Do It Cont.:



	2006	2007	2008	2009	2010	2011
Building	7.5	9.5	9.8	6.8	6.8	6.7
Current Planning	4.2	4.5	4.5	4.0	3.2	3.2
Long Range Planning	3.4	4.8	4.8	3.0	3.4	4.2
Code Enforcement	1.0	1.0	1.0	1.0	1.0	1.0
Natural Resources	2.0	2.0	3.0	3.0	3.0	3.0
Total	18	21.8	23.0	17.7	17.5	18.0

# What it Cost

The total expenditure budget for the Department  
\$1,974,563

These monies are split in two accounts accounts

County Current - \$1,407,724

Planning Grants - \$566,839

## What it Cost Cont.:

The Natural Resources Division is entirely funded through Planning Grants.

Planning Grants Expenditures - \$566,839

Planning Grants Revenues - \$566,839

# What It Cost Cont.:

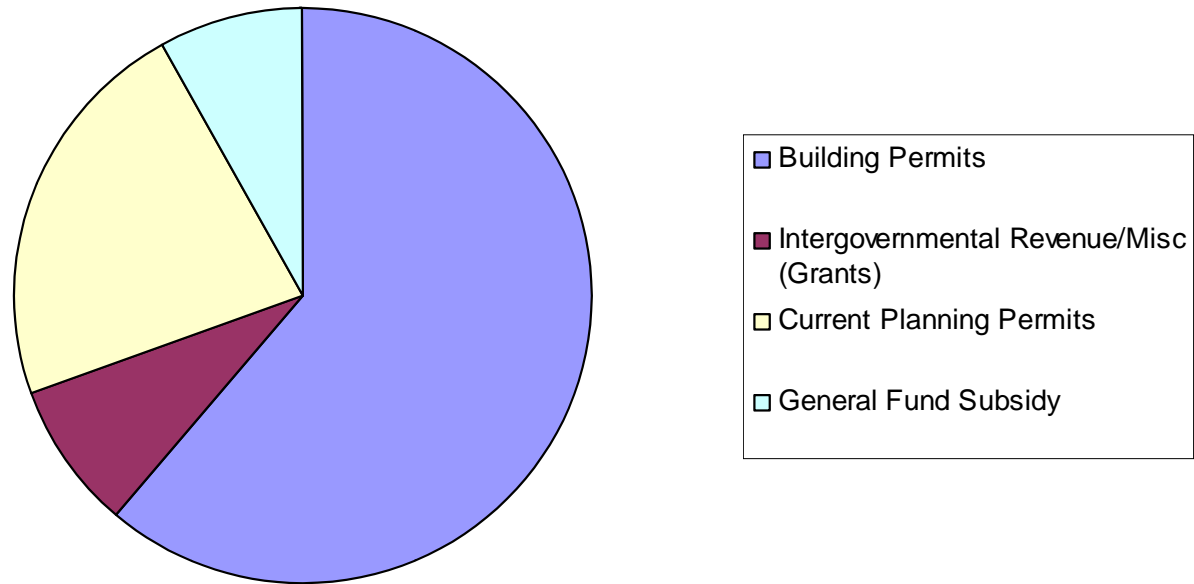
**CD&P County Current Expenditures**



Administration	168,658
Current Planning	266,342
Long-Range Planning	335,557
Building Permits/Code Enforcement	637,167
<b>Total</b>	<b>1,407,724</b>

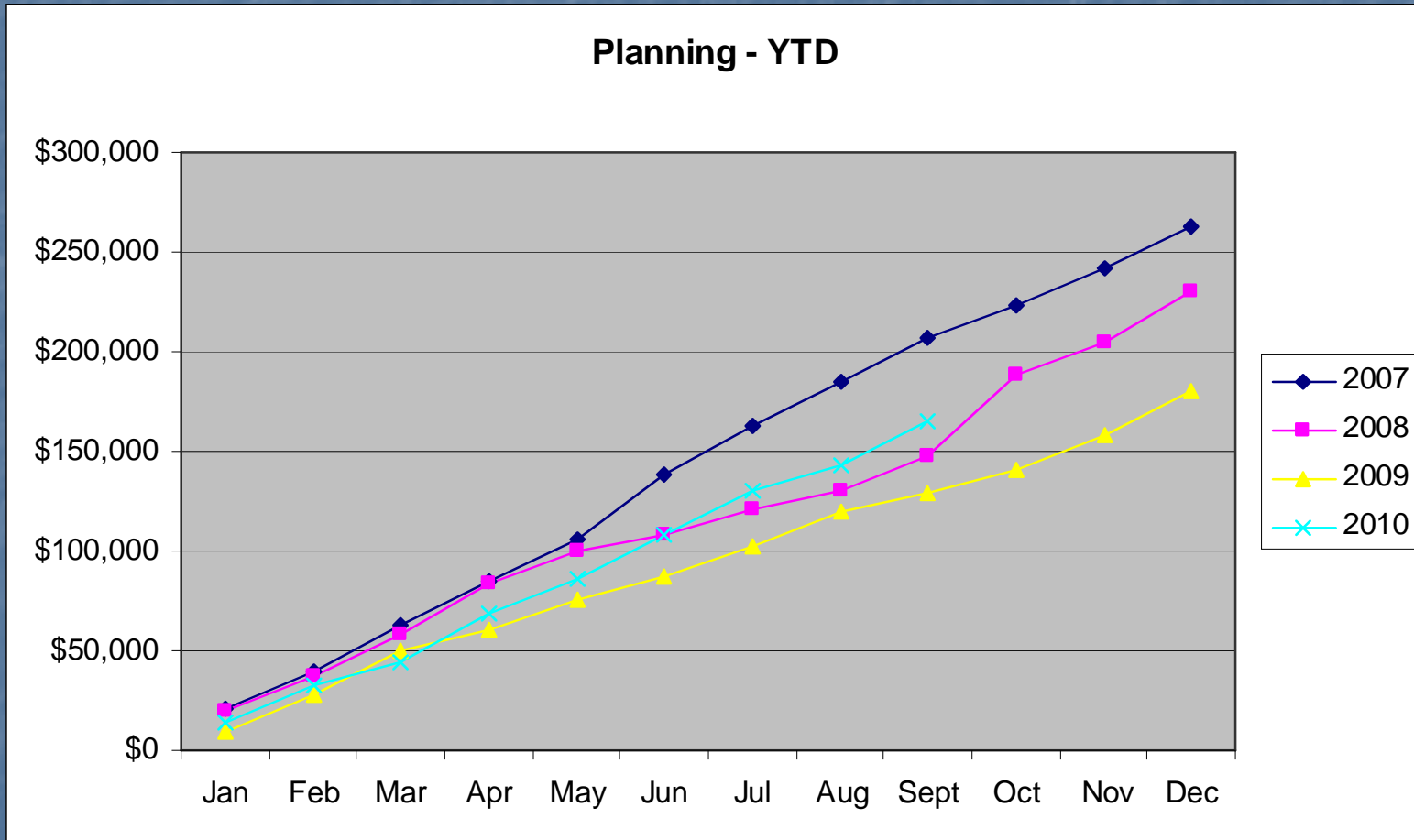
# Where It Comes From

**CD&P County Current Funding Sources**

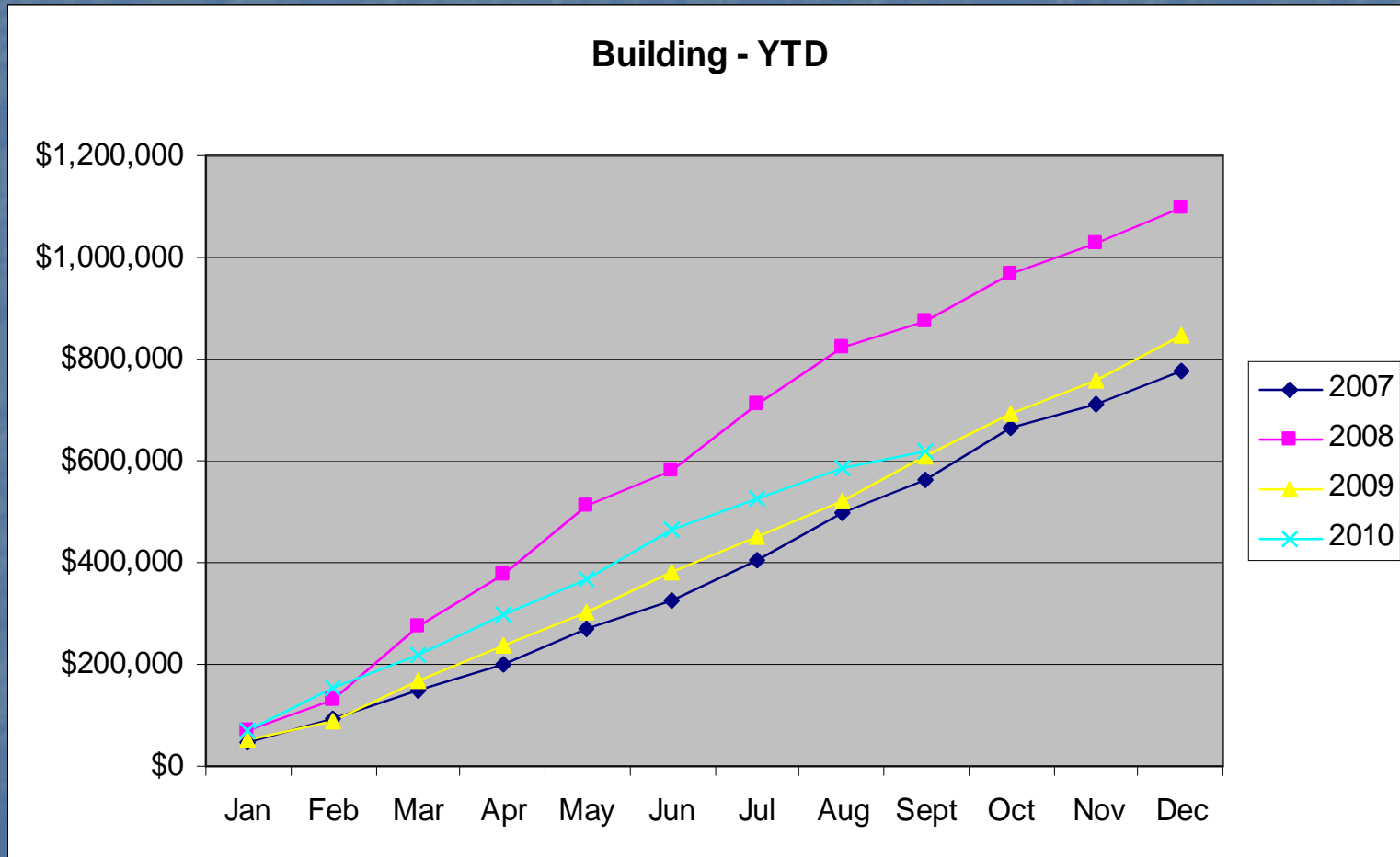


Building Permits	860,602
Intergovernmental Revenue/Misc (Grants)	118,710
Current Planning Permits	314,279
General Fund Subsidy	114,133
<b>Total</b>	<b>1,407,724</b>

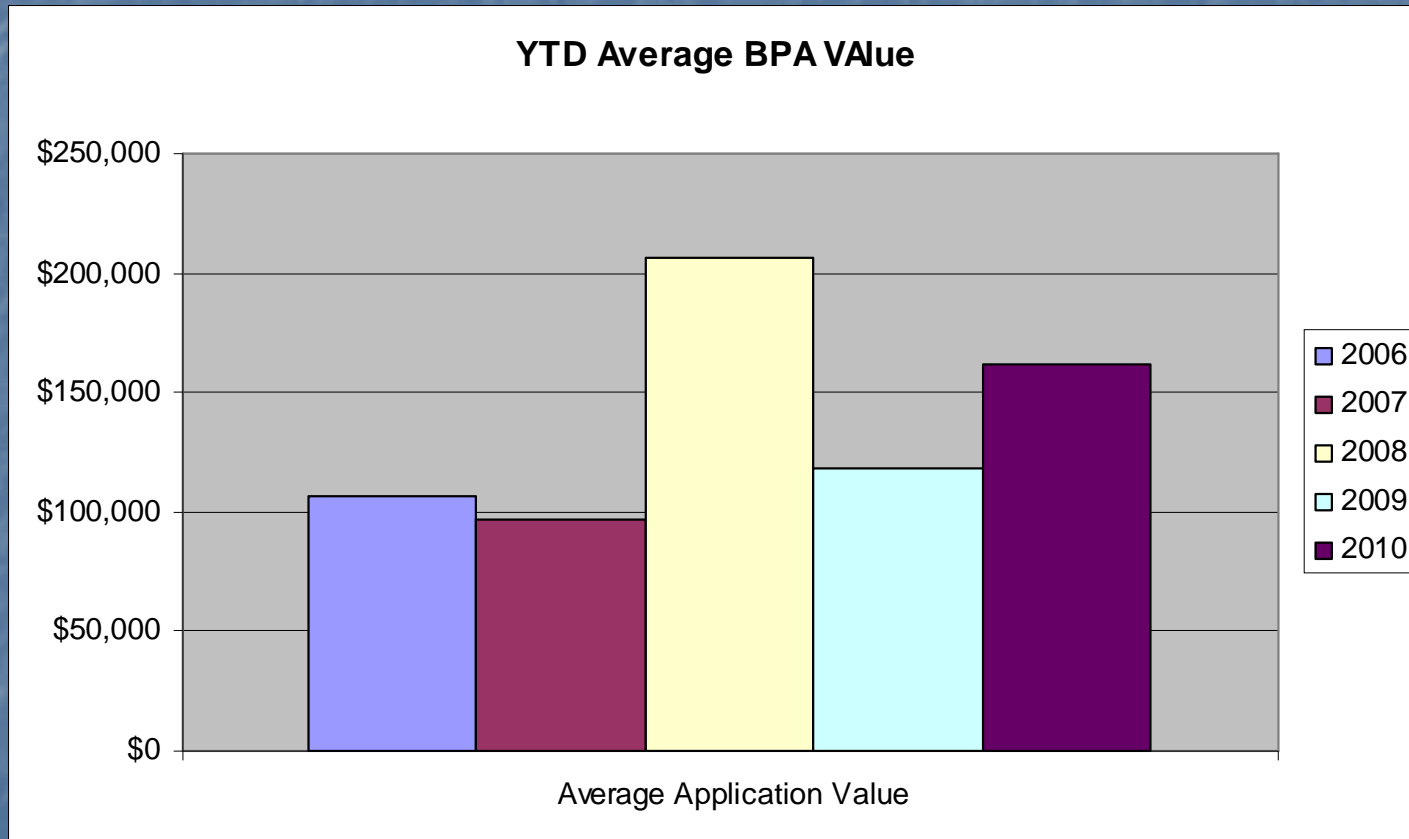
# Where it comes from Cont.:



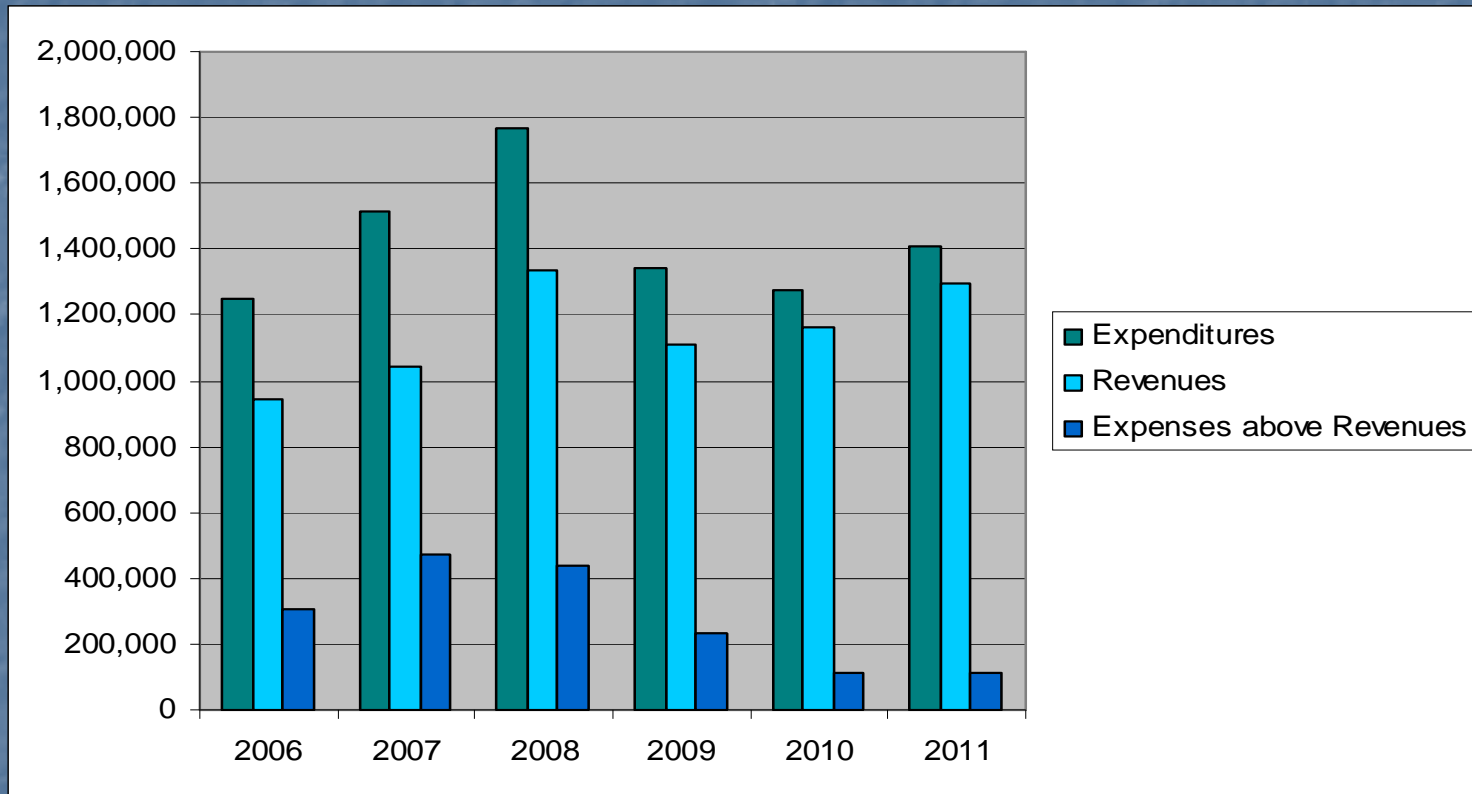
# Where it comes from Cont.:



# Where it comes from Cont.:



# Where It Comes From



	2006	2007	2008	2009	2010	2011
Expenditures	1,247,916	1,515,819	1,770,217	1,342,928	1,277,463	1,407,724
Revenues	945,523	1,042,850	1,333,701	1,109,414	1,163,249	1,293,591
Expenses above Revenues	302,393	472,969	436,516	233,514	114,214	114,133

# Where it doesn't come from

## Subsidized Current Planning and Building Activities

- Owner Builder Exemptions & Permits  
\$18,280
- Open Space Permits  
\$14,620

# Unknowns

## Fire Marshal Cost

- With lost of Fire Marshal; many of duties and cost have been temporarily absorbed by Fire Districts.
- This is not sustainable and will need to be reevaluated.
- Possibility of proposing annual inspections on Vacation Rentals to address a perceived need and as an additional funding source.