

INTRODUCTION

Steve Burns

What does Development Services do?

CODE ENFORCEMENT

Land Use
Building Code
Construction Mitigation
Tree Management
Grading and Drainage
MMC Enforcement

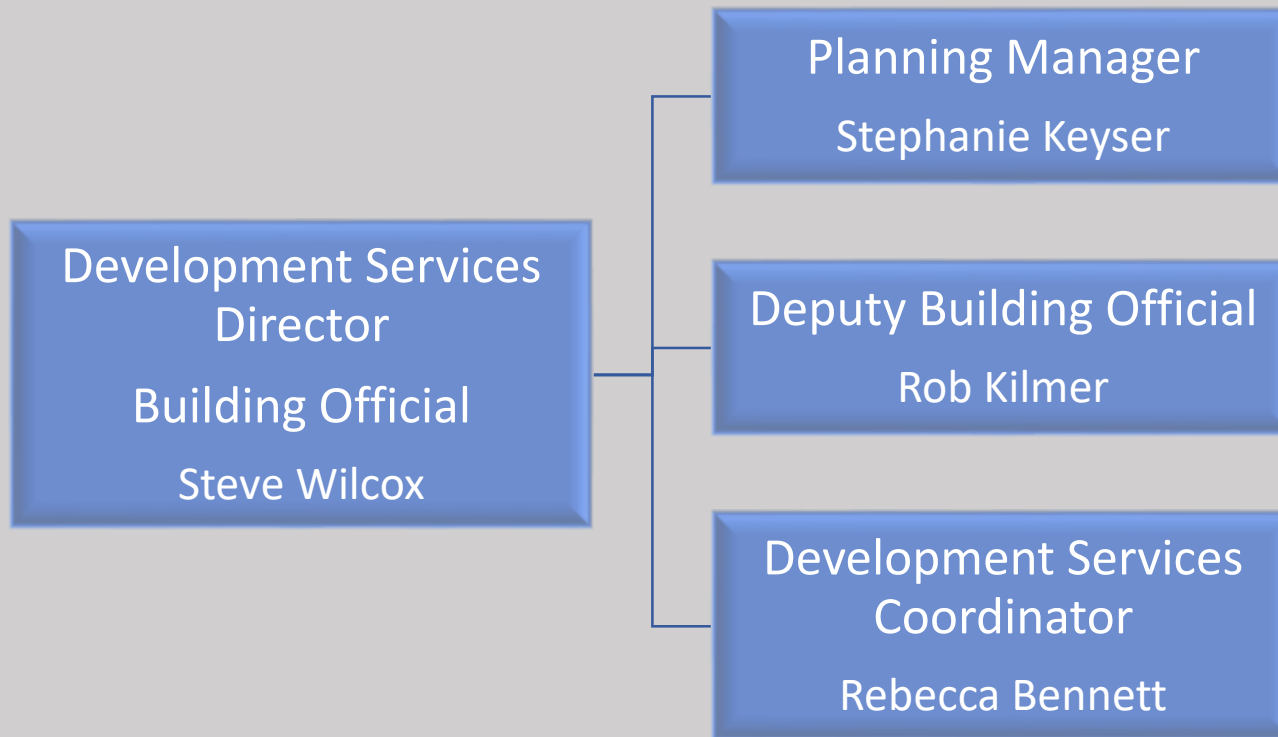
PLANNING

Planning Commission Liaison
Hearing Examiner Liaison
Comprehensive Plan Update
Housing Action Plan
Zoning Code Development
Shoreline Master Program

PERMIT ADMINISTRATION

Pre-application process
Accept, route and track permit applications
Create permit data and reports
Issue permits and renewal
Maintain electronic permits
Customer service

Development Services Department Staff



Consultants

Grading and Drainage Engineer
Development Arborist
Non-Development Arborist
Planner (zoning code review)
Building Code Review Engineer
Acoustic
Critical Area Engineer
Comprehensive Plan Update Planner

What makes
Medina's
Development
Services
Department
Different?

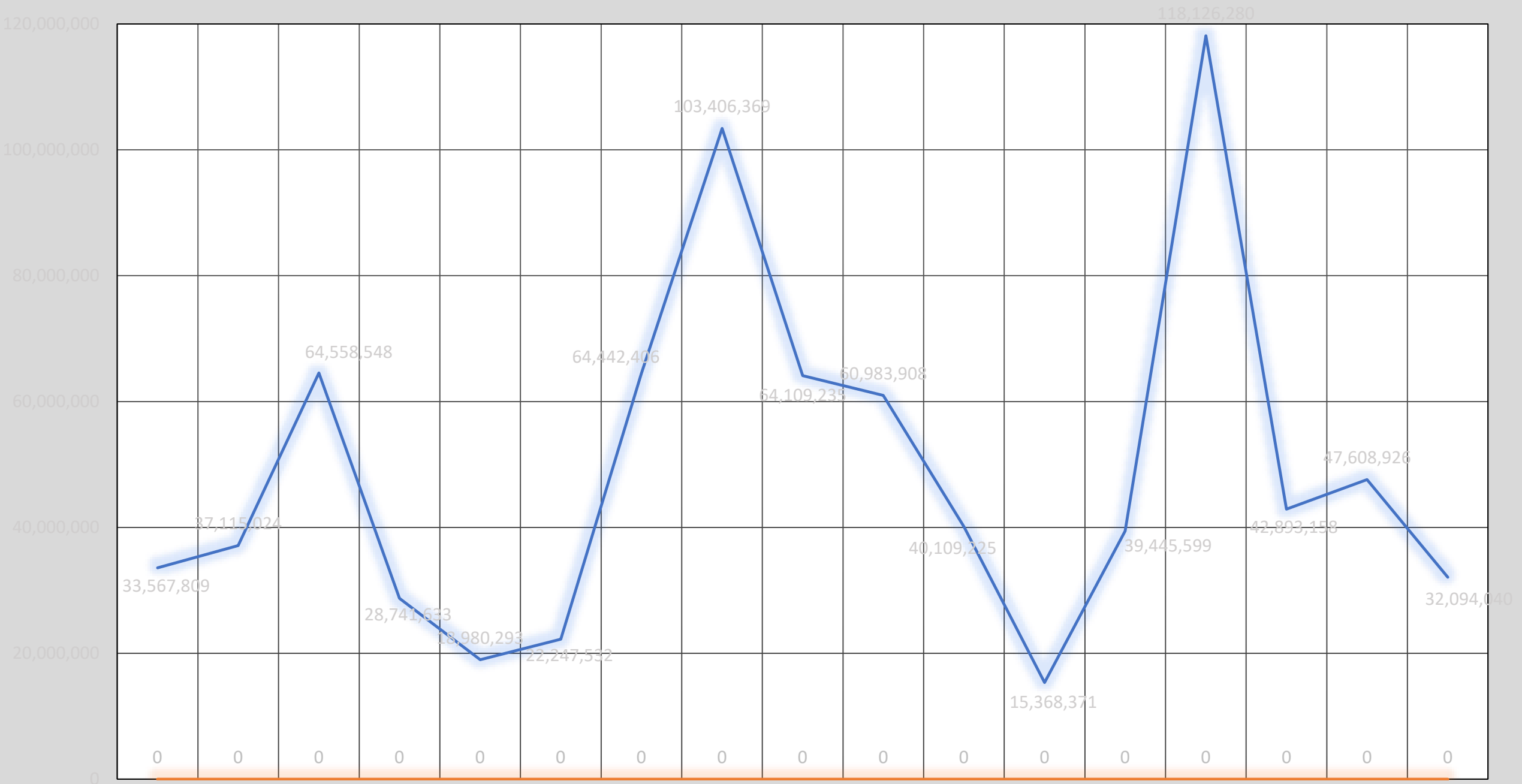
Staff Size vs. Consultants

Development Project

Expectations and Service

Development Services Fund

Trends in Medina Development Activity 2006 – 2022



Development Services Fund

A brief history

Concept in Autumn 2021

Res. 421 passed by Council on November 8, 2021

DS Fund implemented on January 1, 2022

What was
learned.

Where we
are.

Where we
need to go.

2022

2023

2024

Next Steps

- **Code amendments and resolutions**
- **Evaluate each expense and revenue account**
- **Tracking**
- **Establish internal controls of new processes**
- **Re-structure cost recovery**
- **Annual review**
- **Reserve target**

What is an Enterprise Fund?

- Self-supporting government fund that sells goods or services to the public for fees.
- Primary source of financing comes through user charges
 - However, not all funding needs to come from fees
 - Grants and tax dollars can be used to subsidize
- Government Accounting and Standards Board (GASB) has pronounced that if any service or program's principal revenue source has a pricing policy that fees and charges be set to recover cost meets the criteria to be reported as a separate "Enterprise Fund".

Importance of the Enterprise Fund

- Promotes and maintains long term financial sustainability for services
- Improves financial transparency of Development Services, and allows easier tracking of permitting fees and advanced deposits
- With the Levy Lid Lift, sustainability and transparency are critical

