

Community Development

Department Head: Peter Idema, Development Director

Location: Avery Complex
360 SW Avery Avenue
Corvallis

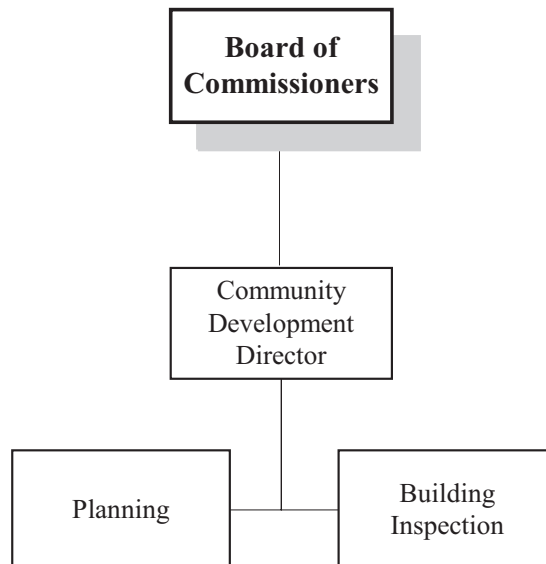
Telephone: (541) 766-6819

FAX: (541) 766-6891

Organization: The Community Development Director is appointed and serves at the pleasure of the Board of Commissioners. Major functions include processing land use planning applications, responding to public inquiries on a variety of land development issues, enforcing the County and State land use and building codes, and providing building inspection services.

The Planning Commission, which is appointed by the Board of Commissioners, has quasi-judicial responsibilities in land use planning and zoning matters. The Historic Resources Commission, also appointed by the Board, advises the County on historic preservation issues.

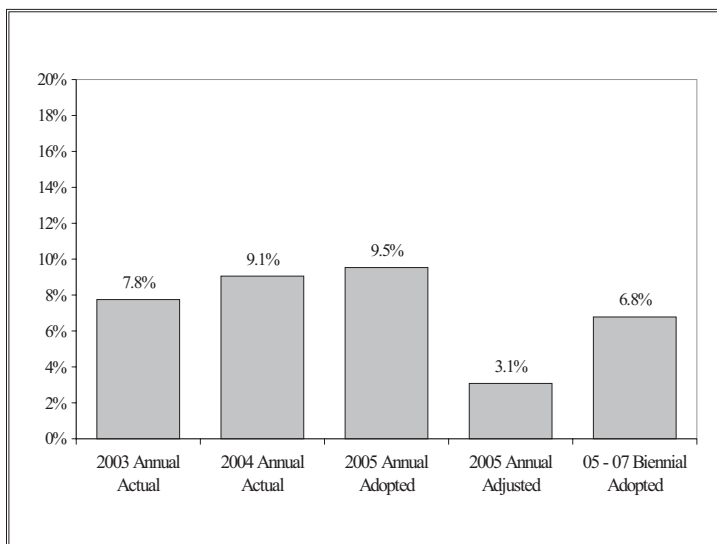
Community Development Department



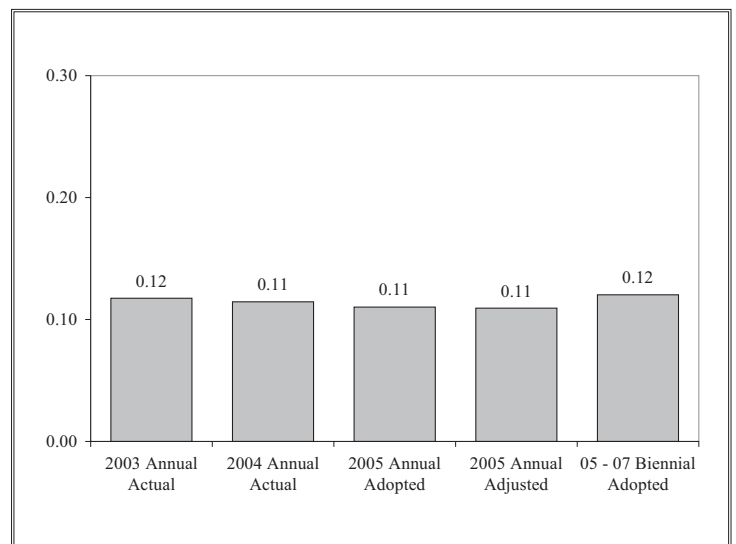
Budget Summary

	2002 Actual	2003 Annual Actual	2004 Annual Actual	2005 Annual Adopted	2005 Annual Adjusted	05 - 07 Biennial Adopted
General Revenues	1,221	800	801	-	-	-
Charges for Service	365,720	507,762	474,919	529,974	529,974	1,119,993
Operating Grants	2,500	7,639	21,098	4,841	32,341	3,682
Capital Grants	0	-	-	-	-	-
Loans & Transfer/Revenues	0	-	69,339	-	-	-
Total Resources	369,441	516,202	566,157	534,815	562,315	1,123,675
Personal Services	484,649	538,316	569,800	602,156	617,156	1,431,714
Materials & Services	207,967	207,998	244,099	289,355	301,855	530,950
Capital Outlay	0	-	-	-	-	-
Other	0	-	-	15,300	15,300	32,611
Total Expenditures	692,616	746,314	813,899	906,811	934,311	1,995,275
Surplus / (Deficit)	-323,175	(230,112)	(247,741)	(371,996)	(371,996)	(871,600)
Fund Summary						
General Fund	692,616	746,314	813,899	906,811	934,311	1,995,275
Total Budget by Fund	692,616	746,314	813,899	906,811	934,311	1,995,275
Full Time Equivalent (FTE)	9.66	9.20	8.65	8.45	8.45	9.45
Temporary Hire Equivalent (FTE)	NA	0.00	0.40	0.35	0.35	0.30

Annual Change in Budget (Biennial value based on average annual value)



Employees per 1,000 population



Overview

Department Head Message

With seven FTE reporting directly to the Community Development Director, this department is one of the County's smallest. But it is also a department where each employee interacts extensively with the public. Therefore, providing excellent customer service is one of the department's highest objectives.

Our goal for the Building division is to be a self-supported program. Based on the current trend this fiscal year, we anticipate a slight carryover at the end of the year, which will help offset next year if building activity decreases.

The adoption of Measure 37 presents new challenges to the department. While in comparison to other counties, the number of applications may be relatively low, we do anticipate implementation of this law will increase significantly the staff work load in terms of number of public hearings, meetings with property owners, and processing of claims.

Development Administration

	2003 Annual Actual	2004 Annual Actual	2005 Annual Adopted	2005 Annual Adjusted	05 - 07 Biennial Adopted
General Revenues	800	801	-	-	-
Charges for Service	430,935	391,328	426,707	426,707	922,417
Operating Grants	139	-	1,841	1,841	3,682
Capital Grants	-	-	-	-	-
Loans & Transfer/Revenues	-	69,339	-	-	-
Total Resources	431,875	461,468	428,548	428,548	926,099
Personal Services	250,205	272,370	295,842	295,842	610,786
Materials & Services	112,331	134,180	117,406	117,406	282,702
Capital Outlay	-	-	-	-	-
Other	-	-	15,300	15,300	32,611
Total Expenditures	362,536	406,550	428,548	428,548	926,099
Surplus / (Deficit)	69,339	54,919	-	-	-
Full Time Equivalent (FTE)	NA	NA	4.25	4.25	5.42
Temporary Hire Equivalent (FTE)	NA	NA	0.30	0.30	0.10

Purpose: Implement the County's Comprehensive Plan, administer the County's land use, historic preservation, and flood plain programs, assist the public with land use questions, and manage the public process associated with land use actions.

Performance Measures:

- Render decisions (zoning compliance) for permitted use requests within two weeks of receiving a complete application (recognizing that this process is reliant upon Building and Environmental Health divisions). Goal: 90%
- Apprise the Board of Commissioners of proposed changes to land use laws in a timely manner. Goal: 100%
- Ensure staff has the training necessary to become proficient in the operation of the Permits Plus System and other computer systems (GIS, Ascend, etc.). Goal: 100%
- Acknowledge land use complaints within 30 days and within 60 days determine what course of action the County will pursue. Goal: 80%
- Return phone calls within 24 hours. Goal 90%
- Render staff-level land use decisions within 6 weeks of receiving completed applications. Goal: 90%

Objectives

- Complete the update of the Benton County Comprehensive Plan.
- Update the Benton County Development Code to implement the Benton County Comprehensive Plan.
- Complete the NPDES Discharge Plan for the Corvallis Metropolitan Planning Organization (MPO).
- Complete the Unincorporated Communities project.
- Continue to provide excellent customer service.

Building Regulations & Code Services

	2003 Annual Actual	2004 Annual Actual	2005 Annual Adopted	2005 Annual Adjusted	05 - 07 Biennial Adopted
General Revenues	-	-	-	-	-
Charges for Service	76,827	83,591	103,267	103,267	197,576
Operating Grants	7,500	21,098	3,000	30,500	-
Capital Grants	-	-	-	-	-
Loans & Transfer/Revenues	-	-	-	-	-
Total Resources	84,327	104,689	106,267	133,767	197,576
Personal Services	288,111	297,430	306,314	321,314	820,928
Materials & Services	95,667	109,920	171,949	184,449	248,248
Capital Outlay	-	-	-	-	-
Other	-	-	-	-	-
Total Expenditures	383,778	407,349	478,263	505,763	1,069,176
Surplus / (Deficit)	(299,451)	(302,660)	(371,996)	(371,996)	(871,600)
Full Time Equivalent (FTE)	NA	NA	4.20	4.20	4.03
Temporary Hire Equivalent (FTE)	NA	NA	0.35	0.35	0.30

Purpose: Administer and enforce the provisions of the State building codes.

Accomplishments

Performance Measures:

- Maintain required State certifications. Goal: 100%
- Investigate code enforcement complaint within 14 days and take appropriate actions to bring the buildings into compliance. Goal: 90%
- Complete building plans reviews within 10 working days for single family and 21 days for commercial, unless they need to be submitted for Fire, Life and Safety. Goal: 90%
- Conduct same-day inspections for requests received prior to 7:30 a.m. Goal: 90%

Objectives

- Continue excellent customer service.
- Maintain the self-sufficiency of the program.
- Implement program to allow use of debit and credit cards for payment of permits.