Multnomah County				
Program #91021C - Land	d Use Planning Compliance			2/19/2015
Department:	Community Services	Program Contact:	Karen Schilling	
Program Offer Type:	Innovative/New Program	Program Offer Stage:	As Requested	
Related Programs:	91021A			
Program Characteristics	: Out of Target			

Executive Summary

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This program offer improves and expands the service levels of the compliance section while simultaneously tackling resource challenges with the land use permitting process. This will result in improved compliance response time and a change in approach such that the number of future compliance occurrences is minimized. This request for a new FTE will be mostly dedicated to resolving compliance problems, conducting inspections to ensure conditions of approval are met, and processing compliance related land use applications.

Program Summary

Multnomah County is a unique and highly sought after location to live, work and recreate because the area offers vast open spaces, natural and scenic resources, forests and farmland. Land use planning develops and implements codes and policies to preserve the rural character by preventing urban sprawl. The code compliance section responds to possible land use and transportation right-of-way complaints through a voluntary compliance program. This offer has been submitted in response to community feedback and to reduce future compliance cases by ensuring that conditions of permit approvals are being completed. This additional FTE directly addresses these concerns by responding to compliance complaints more quickly, by helping to reduce case processing workloads for existing planners, and also by creating the capacity to be able to conduct inspections of conditions of approval before they become compliance issues.

A more efficient programmatic model is proposed with this additional FTE who will become the primary planning adviser and permit reviewer for the code compliance section. This strategy of developing one clear point of compliance contact for the community improves customer service and increases the program's ability to tackle special projects that enhance customer service and program efficiency. A significant resource challenge for the program has been the ability to conduct inspections verifying conditions of permit approval have been satisfied. Roughly half of all land use application requests are associated with open compliance cases requiring resolution.

Approximately 25% of all code compliance cases result from conditions of previous land use approvals not being met. Issues requiring inspection range from confirming construction activities are not impacting water quality, assuring that approved buildings are constructed in the right location and that development is consistent with the permitted scope of work. By increasing staff capacity, we will more efficiently meet the community's expectations and demonstrate the county's commitment to serving the community needs.

This Program Offer advances the Department of Community Services Strategic Plan's goal of service excellence by delivering the most effective services possible to our customers in a timely, efficient and thoughtful manner. This will increase levels of customer satisfaction and improve customer access to service.

Performance Measures						
Measure Type	Primary Measure	FY14 Actual	FY15 Purchased	FY15 Estimate	FY16 Offer	
Output	Number of compliance inquiries	new	new	new	29	
Outcome	Number of compliance actions taken	new	new	new	22	
Quality	% of compliance cases resolved voluntarily	new	new	new	100%	
Performance Measures Descriptions						

These performance measures complement Program Offer #91021A.

Legal / Contractual Obligation

Multnomah County must adopt a Comprehensive Plan that meets Statewide Planning Goals, including enacting implementing regulations as provided under ORS 92, 195, 196,197, 215 and 390. The County regulates land uses in the National Scenic Area in accordance with federal law. These land use laws mandate the County review all development within its jurisdiction, prescribe extensive procedures the County must follow to ensure due process and set out a timeframe within which land use reviews must be completed. The County must update its codes to comply with new laws adopted each legislative session or when the Gorge Commission revises its rules. The County must appoint a Planning Director and employ staff necessary to carry out these responsibilities.

Revenue/Expense Detail

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds		
Program Expenses	2015	2015	2016	2016		
Personnel	\$0	\$0	\$97,973	\$0		
Internal Services	\$0	\$0	\$11,027	\$0		
Total GF/non-GF	\$0	\$0	\$109,000	\$0		
Program Total:	\$(\$0		\$109,000		
Program FTE	0.00	0.00	1.00	0.00		
Program Revenues						
Total Revenue	\$0	\$0	\$0	\$0		

Explanation of Revenues

Significant Program Changes

Last Year this program was: