Multnomah County				
Program #91021B - Lan	d Use Planning Compliance			4/15/2016
Department:	Community Services	Program Contact:	Mike Cerbone	
Program Offer Type:	Existing Operating Program	Program Offer Stage:	As Proposed	
Related Programs:	97201A-17 Land Use Planning			

Program Characteristics:

Executive Summary

This program offer seeks to continue a position that was filled in FY2016. The offer improves the service levels of the compliance section while simultaneously addressing resource challenges with the land use permitting process. The position will improve the responsiveness of the compliance program by continuing to provide a land use planner to assist with research, outreach and processing land use actions that result from compliance cases.

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 realized with this additional FTE who is 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 position is pivotal in that it resolves existing compliance situations while striving to reduce the overall amount of compliance cases in the future while also providing additional capacity within the current planning section allowing for more timely reviews and responses to public inquiries.

Measure Type	Primary Measure	FY15 Actual	FY16 Purchased	FY16 Estimate	FY17 Offer
Output	Number of compliance inquiries	New	29	34	55
Outcome	Number of compliance actions taken	New	22	58	55
Quality	Percent of compliance cases resolved voluntarily	New	100%	96%	100%

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 time frame 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. This specific position will be key to ensuring that development activity within the County is consistent with federal, state and local requirements.

Revenue/Expense Detail

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds		
Program Expenses	2016	2016	2017	2017		
Personnel	\$0	\$0	\$96,716	\$0		
Total GF/non-GF	\$0	\$0	\$96,716	\$0		
Program Total:	\$	\$0		\$96,716		
Program FTE	0.00	0.00	1.00	0.00		

Program Revenues				
Total Revenue	\$0	\$0	\$0	\$0

Explanation of Revenues

County General Fund.

Significant Program Changes

Last Year this program was: FY 2016: 91021C-16 Land Use Planning Compliance