

Priority: Vibrant Communities
Program Offer Type: Innovative/New Program
Related Programs: 72027, 72032, 91012, 91013A, 91019

Lead Agency: Community Services
Program Contact: Karen Schilling

Program Characteristics:

Executive Summary

Land Use Planning implements federal, state and local policies and laws that preserve the rural farm and timber economy, protect the environment, and maintain the quality of life in our unincorporated communities. An additional Code Compliance Specialist will enhance our ability to address complaints and violations in a timely manner.

Program Description

Land Use Planning includes long range, current and code enforcement functions. The Code Compliance program is primarily complaint driven and secondarily property owner initiated, emphasizing hands-on work with property owners to achieve voluntary compliance with land use rules. In general, improvements to a property can not be made if there are existing violations or complaints so timely response to property owners is essential. At this time, the Compliance Program focuses almost entirely on land use violations and does not have the resources to address right-of-way violations.

Program Justification

The Compliance Program was re-initiated in 2004 with the County having the highest expectations that the program would address approximately 250 backlogged cases as well as incoming cases. This also created high expectations from the citizens of the County that complaints and violations would be quickly addressed. Despite our ability to resolve and close cases, the incoming complaints and violations have kept our total number of cases between 300 and 350. In 2006 the Program revised it's priority ranking criterion for addressing cases because more complaints were being registered than one FTE could reasonably manage. The Code Compliance program currently only addresses cases that are 1)public health, safety and welfare impacts, 2) significant environmental impacts, or 3) property owner requests. An additional FTE in Code Compliance will allow the program to address right-of-way violations, back-logged land use cases, and process active land use cases in a more timely manner. By addressing cases in a timely manner and being able to address more cases, we can more effectively meet citizen expectations for the program. In addition we will contribute to the County being an attractive place to live and work and ensure that we have a sustainable healthy environment, a vibrant rural economy and beautiful parks and open spaces.

Performance Measures

Measure Type	Primary Measure	Previous Year Actual (FY05-06)	Current Year Purchased (FY06-07)	Current Year Estimate (FY06-07)	Next Year Offer (FY07-08)
Output	Number of unresolved compliance inquiries	0	0	0	384
Outcome	Additional compliance cases closed	0	0	0	50
Quality	% enforcement cases resolved voluntarily	0.0%	0.0%	0.0%	100.0%

Performance Measure - Description

The outcome measure will change with an additional person. We will be able to close 50 compliance cases with an additional FTE. The number of cases closed in FY06 (106) reflects a higher number due to database consolidation and tracking cases by property instead of per complaint. For code compliance, our quality goal is to resolve 100% of complaints voluntarily. This percentage would remain the same regardless of staffing levels.

Legal/Contractual Obligation

Multnomah County must adopt a Comprehensive Land Use Plan that meets State Planning Goals, including enacting implementing regulations as provided under ORS 92, 196, 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, distinguish between types of development and the level of review required, prescribe extensive procedures the County must follow to ensure due process, and set out a timeframe within which land use reviews must be completed (i.e. 150 day clock). 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	2007	2007	2008	2008
Personnel	\$0	\$0	\$40,900	\$40,900
Internal Services	\$0	\$0	\$0	\$1,452
Subtotal: Direct Exps:	\$0	\$0	\$40,900	\$42,352
Administration	\$0	\$0	\$0	\$0
Program Support	\$0	\$0	\$0	\$0
Subtotal: Other Exps:	\$0	\$0	\$0	\$0
Total GF/non-GF:	\$0	\$0	\$40,900	\$42,352
Program Total:	\$0		\$83,252	
Program FTE	0.00	0.00	0.50	0.50
Program Revenues				
Indirect for dep't Admin	\$0	\$0	\$515	\$0
Intergovernmental	\$0	\$0	\$0	\$42,352
Program Revenue for Admin	\$0	\$0	\$0	\$0
Total Revenue:	\$0	\$0	\$515	\$42,352

Explanation of Revenues

This FTE would be funded 50% by General Fund and 50% by Road Fund.

Significant Program Changes

✔ Significantly Changed

Last year this program was:

The current program includes 1 FTE for all of the rural areas of Multnomah County supported through the land use planning office. An additional FTE will enhance our ability to address complaints and violations in a timely manner.