



Program #90021A - Land Use Planning FY 2024 Department Requested

Department: Community Services **Program Contact:** Adam Barber
Program Offer Type: Existing **Program Offer Stage:** Department Requested
Related Programs: 90020, 90021B, 90012C
Program Characteristics: In Target

Executive Summary

Land Use Planning (LUP) supports equitable land use outcomes by delivering responsive and inclusive services for the unincorporated areas of Multnomah County. This is achieved by removing barriers to participation in the land use regulatory system and increasing economic opportunities for marginalized groups while balancing preservation of farm and forest land, natural resources and the rural character of our unincorporated communities.

Program Description

Unincorporated Multnomah County is a unique and highly sought-after location because it offers open spaces, pristine natural and scenic resources, and working forests and farmland in close proximity to the State's largest urban area. Land Use Planning develops and implements codes and policies to preserve natural resources and the rural character by preventing urban sprawl, while also seeking to dismantle systems that have perpetuated racism in the ownership and regulation of land in Multnomah County.

The Long-Range Planning program creates, revises and manages the adoption of plans, policies, and land use regulations in a thoughtful and equitable manner to ensure that development is safe and consistent with the rural character of the county. At the end of 2016, the County adopted the revised comprehensive plan which continues to be implemented through legislative actions. The plan was built around value statements that the Board of County Commissioners adopted in 1999 and readopted in 2007. Those value statements include promoting inclusion, diversity, and equity in and throughout our communities and seeking fairness, equity, and balance in finding creative solutions that build community as well as benefit the public. Long-Range Planning staff also play a key role in coordinating with regional partners, such as Metro and the Columbia River Gorge Commission, to ensure the County's vision and values continue to be upheld.

The current planning program provides assistance with the land use process to property owners, neighbors, developers, realtors, consultants and other agencies to objectively, consistently and fairly apply the County's development standards and procedures. Staff explain land use rules and processes, review land use and building applications for compliance with applicable laws, issue permits and problem solve complex land use issues with applicants, other agencies and community members.

Performance Measures

Measure Type	Primary Measure	FY22 Actual	FY23 Budgeted	FY23 Estimate	FY24 Offer
Output	Legislative actions completed	6	4	4	4
Outcome	Percentage of land use decisions made in 120 days	51%	65%	55%	55%
Outcome	Average calendar days to resolve customer inquiries	27	7	20	14

Performance Measures Descriptions

The first measure describes the number of legislative applications processed each year by ordinance adoption. The second measure describes the percentage of final land use decisions issued within 120 days of the application being deemed complete, 30 days earlier than mandated by the State. The third measure describes the average number of calendar days to resolve customer inquiries received by phone, webform and email.

Legal / Contractual Obligation

Multnomah County must adopt and implement a comprehensive plan that meets State planning goals and the Columbia River Gorge National Scenic Area Management Plan, including implementing regulations as provided under ORS 92, 195, 196, 197, 215 and 390 which mandate review of development, and prescribe procedures to ensure due process. The County must update its codes to comply with new laws adopted each legislative session or when relevant agencies revise their rules, appoint a Planning Director and employ staff necessary to carry out these responsibilities.

Revenue/Expense Detail

	Adopted General Fund	Adopted Other Funds	Department Requested General Fund	Department Requested Other Funds
Program Expenses	2023	2023	2024	2024
Personnel	\$1,495,907	\$43,291	\$1,635,266	\$33,697
Contractual Services	\$188,554	\$0	\$168,474	\$0
Materials & Supplies	\$113,860	\$0	\$119,800	\$413
Internal Services	\$394,156	\$6,709	\$375,123	\$5,890
Total GF/non-GF	\$2,192,477	\$50,000	\$2,298,663	\$40,000
Program Total:	\$2,242,477		\$2,338,663	
Program FTE	9.68	0.32	9.77	0.23

Program Revenues				
Fees, Permits & Charges	\$200,000	\$0	\$230,000	\$0
Intergovernmental	\$0	\$50,000	\$0	\$40,000
Service Charges	\$40,000	\$0	\$40,000	\$0
Total Revenue	\$240,000	\$50,000	\$270,000	\$40,000

Explanation of Revenues

This program generates \$5,890 in indirect revenues.

Fees are set and collected for land use permits paid by private and public landowners (federal, state and local agencies). We estimate \$230,000 in revenues from land use permits in FY 2024 assuming the Board adopts 15% FY 2024 fee adjustments as part of the annual proposed fee resolution process. The \$230,000 revenue estimate is roughly 15% higher than the five year historic budgeted permit revenue average of \$202,480 (FY 19 - FY 23). The division receives \$40,000 from the Oregon Department of Land Conservation and Development in the form of a grant to assist with the management of the Columbia River Gorge National Scenic Area over the State's biennium budget (\$80K over the FY 2024 and FY 2025 biennium).

Significant Program Changes

Last Year this program was: FY 2023: 90021A Land Use Planning