

**Department:** Community Services      **Program Contact:** Carol Johnson  
**Program Offer Type:** Existing Operating Program      **Program Offer Stage:** As Proposed  
**Related Programs:**  
**Program Characteristics:**

**Executive Summary**

Land Use Planning (LUP) guides thoughtful development while preserving and protecting open spaces, natural resources, scenic views, wildlife, forest and farmland through implementation of the County's zoning code and comprehensive plan. The program provides current and long-range planning as well as code compliance for the unincorporated areas of Multnomah County. The planning program plays an important and active role at the state and regional level to ensure adopted codes, plans and policies comply with federal, state and Metro requirements while ensuring public health and safety, and preservation and protection of the County's rural character.

**Program Summary**

Unincorporated Multnomah County is a unique and highly sought after location to live, work and recreate because it offers open spaces, natural and scenic resources, and forests and farmland in close proximity to the State's largest urban area. Land Use Planning develops and implements codes and policies to preserve the rural character by preventing urban sprawl.

The focus of the Long-Range Planning program is to create, revise and adopt plans, policies, and zoning codes in a pragmatic, fair and equitable manner to ensure that development is 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. Long-Range Planning staff will continue in FY 2021 to focus on drafting code to implement the community's vision articulated within the revised plan. 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 to property owners, neighbors, developers, realtors and other agencies with the land use process to objectively, consistently and fairly apply the County's development standards and procedures. Staff explain land use rules, review land use and building applications for compliance with applicable laws and problem solve complex land use issues with applicants, other agencies, and community members.

The Code Compliance program responds to possible land use complaints on a voluntary compliance basis. The focus of this program is education and compliance to successfully resolve existing and potential issues. This is accomplished by encouraging property owners to voluntarily resolve land use conflicts without the use of penalties or fines whenever possible. Code Compliance also manages a Solid Waste and Recycling Management program, which provides outreach materials and licenses service providers in the unincorporated areas of the County for solid waste and recyclable materials.

**Performance Measures**

Measure Type	Primary Measure	FY19 Actual	FY20 Budgeted	FY20 Estimate	FY21 Offer
Output	% of land use decisions made in 120 days	75%	80%	65%	60%
Outcome	Legislative actions completed	7	5	1	4
Output	Number of compliance cases closed	36	20	20	20

**Performance Measures Descriptions**

The first measure describes the percentage of final land use decisions issued within 120 days of the application being deemed complete. The second measure describes the number of legislative applications processed each year by ordinance adoption. The goal of the second measure for FY 2021 is to complete one large and three small legislative actions (four total). The third measure describes the total number of cases closed by the Compliance section.

## Legal / Contractual Obligation

Multnomah County must adopt a Comprehensive Plan that meets State planning goals, including implementing regulations as provided under ORS 92, 195, 196, 197, 215 and 390. These laws mandate review of development, prescribe procedures to ensure due process and set out a time frame within which 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

	Adopted General Fund	Adopted Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2020	2020	2021	2021
Personnel	\$1,504,345	\$0	\$1,548,841	\$0
Contractual Services	\$55,000	\$34,834	\$55,000	\$34,814
Materials & Supplies	\$61,160	\$0	\$50,700	\$0
Internal Services	\$374,845	\$166	\$381,143	\$186
<b>Total GF/non-GF</b>	<b>\$1,995,350</b>	<b>\$35,000</b>	<b>\$2,035,684</b>	<b>\$35,000</b>
<b>Program Total:</b>	<b>\$2,030,350</b>		<b>\$2,070,684</b>	
<b>Program FTE</b>	11.00	0.00	11.00	0.00

Program Revenues				
Fees, Permits & Charges	\$197,400	\$0	\$230,000	\$0
Intergovernmental	\$12,378	\$35,000	\$14,000	\$35,000
<b>Total Revenue</b>	<b>\$209,778</b>	<b>\$35,000</b>	<b>\$244,000</b>	<b>\$35,000</b>

## Explanation of Revenues

Fees are set and collected for land use permits. We estimate \$237,246 in revenues from land use permits which includes collection of an estimated \$32,130 in waste franchise fees in FY 2020. Metro provides additional support of \$15,597 to assist with the administration of the rural waste hauler and rural recycle at work program. LUP receives \$35,000 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.

## Significant Program Changes

**Last Year this program was:** FY 2020: 91021A-20 Land Use Planning

The Code Compliance Program was reduced from 2.0 to 1.0 FTE in FY 2020 to meet the general fund constraint which continues to impact the program's ability to investigate and resolve complaints in a timely manner. The program proposes to under fill a vacant Senior Planner position to meet the FY 2021 general fund constraint which will reduce resources available for permit processing.