

Division: Land Use Planning**Program Characteristics:****Program Description**

The Land Use Planning program, which fulfills state mandates, is divided into two teams: Current Planning and Long Range Planning. Both teams work to establish and enforce the rules governing how land can be used in rural Multnomah County, including the Columbia River Gorge National Scenic Area. They serve a diverse group of stakeholders, including residents, property owners, neighbors, farmers, and businesses.

The Current Planning team assists the public by answering questions about development rules, helping them identify necessary permits, and guiding them through the application process. This team also reviews and approves land use permits, ensuring compliance with local, state, and federal regulations. The Long Range Planning team is responsible for creating, updating, and managing the development of land use plans, policies, and rules for rural Multnomah County. This team supports the Planning Commission, an appointed body that advises the Land Use Planning program on regulations and makes formal recommendations to the Board of County Commissioners. They also review proposed state land use rules to ensure the County's interests are considered. Furthermore, they collaborate with regional partners, such as Metro and the Columbia River Gorge Commission, and neighboring cities like Gresham, Troutdale, and Portland.

Planners from both teams regularly meet with local residents and groups in rural areas to understand their needs and concerns regarding land management and planning. The program's primary goals are to protect public health and safety, conserve natural resources, support the farm and forest economy, and preserve the unique character of the County's rural areas, all while adhering to state and federal requirements.

Equity Statement

Staff aims to provide inclusive service to all who seek information or permits, to be transparent in decision making, and to incorporate community voices into long-range planning decisions. To encourage compliance and promote health and safety, in 2025, the Board granted the authority to implement a fee waiver program. This program will allow households with low incomes, non-profits that serve communities with low incomes, and tribal governments to qualify for permit fee waivers.

Revenue/Expense Detail

	2026 General Fund	2026 Other Funds	2027 General Fund	2027 Other Funds
Personnel	\$1,897,541	\$33,165	\$1,960,714	\$33,856
Contractual Services	\$153,134	\$0	\$151,485	\$0
Materials & Supplies	\$125,800	\$796	\$133,000	\$578
Internal Services	\$249,532	\$6,039	\$277,844	\$5,566
Total GF/non-GF	\$2,426,007	\$40,000	\$2,523,043	\$40,000
Total Expenses:	\$2,466,007		\$2,563,043	
Program FTE	10.79	0.21	10.79	0.21

Program Revenues

Fees, Permits & Charges	\$409,510	\$0	\$423,000	\$0
Intergovernmental	\$0	\$40,000	\$0	\$40,000
Service Charges	\$89,057	\$0	\$43,000	\$0
Total Revenue	\$498,567	\$40,000	\$466,000	\$40,000

Performance Measures

Performance Measure	FY25 Actual	FY26 Estimate	FY27 Target
Median number of calendar days to address customer initial inquiries	8	8	7
Mandated legislative actions completed (federal, state statutes and rules, local IGAs, etc.)	2	3	4