

Department:	Community Services	Program Contact:	Carol Johnson
Program Offer Type:	Existing Operating Program	Program Offer Stage:	As 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 natural resources and the rural character of our unincorporated communities.

Program Summary

Unincorporated Multnomah County is a unique and highly sought after location 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 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 adopts plans, policies, and land use regulations in a thoughtful 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. 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 will revisit the values, goals and policies in the Comprehensive Plan and develop a framework for a proposed comprehensive Zoning Code update and equity audit. Long-Range Planning staff will 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 and other agencies 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.

Performance Measures

Measure Type	Primary Measure	FY21 Actual	FY22 Budgeted	FY22 Estimate	FY23 Offer
Output	Legislative actions completed	3	4	5	4
Outcome	% of land use decisions made in 120 days	73%	65%	60%	65%
Output	Average calendar days to resolve customer inquiries	N/A	7	6.5	7

Performance Measures Descriptions

The first 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 second measure describes the number of legislative applications processed each year by ordinance adoption. The third measure describes the average number of calendar days to resolve customer inquiries received by phone and email.

Legal / Contractual Obligation

Multnomah County must adopt a Comprehensive Plan that meets State planning goals, including implementing regulations as provided under Oregon Revised Statutes 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 Columbia River 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	Requested General Fund	Requested Other Funds
Program Expenses	2022	2022	2023	2023
Personnel	\$1,443,172	\$26,344	\$1,492,302	\$43,291
Contractual Services	\$89,400	\$0	\$188,554	\$0
Materials & Supplies	\$52,124	\$0	\$113,860	\$0
Internal Services	\$357,289	\$3,656	\$394,156	\$6,709
Total GF/non-GF	\$1,941,985	\$30,000	\$2,188,872	\$50,000
Program Total:	\$1,971,985		\$2,238,872	
Program FTE	9.78	0.22	9.68	0.32

Program Revenues				
Fees, Permits & Charges	\$175,000	\$0	\$200,000	\$0
Intergovernmental	\$0	\$30,000	\$0	\$50,000
Service Charges	\$3,000	\$0	\$40,000	\$0
Total Revenue	\$178,000	\$30,000	\$240,000	\$50,000

Explanation of Revenues

This program generates \$6,709 in indirect revenues.

Fees are set and collected for land use permits. We estimate \$200,000 in revenues from land use permits in FY 2023. LUP receives \$80,000 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 (FY 2022 \$30K and \$50K FY2023).

Significant Program Changes

Last Year this program was: FY 2022: 90021 Land Use Planning

Contractual services increased to accommodate the increase in Hearing Officer usage due to more Type 3 applications and appeals of Type 2 decisions and increases in printing and public notice costs. The increase in Materials and Supplies is largely due to costs associated with the new permitting software which will require software maintenance costs for two systems throughout the implementation phase.