Program #90021A - Land Use Planning — FY 2025 Proposed

Department:	Community Services	**Program Contact:**	Adam Barber
Program Offer Type:	Operating	**Program Offer Stage:**	Proposed
Related Programs:	90020		
Program Characteristics:			

Executive Summary

Land Use Planning provides inclusive and responsive land use related legislative and permitting services within the unincorporated areas of Multnomah County to help grow and shape sustainable communities, protect and conserve natural resources, and improve outcomes for health, safety, equity, and resilience to climate change. This is achieved by removing barriers to participation in the land use regulatory system, providing economic opportunities for all, 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 drafts and implements development codes and policies to protect public health and safety, natural resources and preserve the unique character of the rural areas.

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 the county's comprehensive plan and zoning code complies with relevant federal, state and local laws; and that development is safe and consistent with community needs and desires. In 2016, the County adopted the revised comprehensive plan which continues to be implemented through incremental legislative actions. This 20-year 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 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 permitting 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	Performance Measure	FY23 Actual	FY24 Budgeted	FY24 Estimate	FY25 Target
Outcome	Percentage of land use decisions made in 120 days	49%	55%	40%	35%
Outcome	Average calendar days to resolve customer inquiries (see below for proposed revision)	52	14	15	10
Output	Legislative actions completed (see below for proposed revision)	6	4	4	4

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 is proposed to be revised to track the median number of calendar days to address customer inquiries. The third measure is also proposed to be revised to capture the number of mandated legislative code, plan or map amendments processed each year.

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	Proposed General Fund	Proposed Other Funds
Program Expenses	**2024**	**2024**	**2025**	**2025**
Personnel	$1,635,266	$33,697	$1,748,164	$34,800
Contractual Services	$168,474	$0	$73,500	$0
Materials & Supplies	$119,800	$413	$125,800	$198
Internal Services	$375,123	$5,890	$390,629	$5,002
Total GF/non-GF	**$2,298,663**	**$40,000**	**$2,338,093**	**$40,000**
Program Total:	**$2,338,663**		**$2,378,093**	
Program FTE	9.77	0.23	9.77	0.23

Program Revenues				
Fees, Permits & Charges	$230,000	$0	$230,000	$0
Intergovernmental	$0	$40,000	$0	$40,000
Service Charges	$40,000	$0	$40,000	$0
Total Revenue	**$270,000**	**$40,000**	**$270,000**	**$40,000**

Explanation of Revenues

This program generates $5,002 in indirect revenues.
The Land Use Planning program is supported by the County General Fund. 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 fees, permits and charges in FY 2025. The division also 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 2024: 90021A Land Use Planning

A new permitting system launched in October of 2023 replacing an at-risk software system and expanded capability to include Code Compliance, Solid Waste and Recycling, the Transportation Division and certain County Service Districts. The new permitting system offers an on-line customer portal allowing customers to submit applications, pay invoices and track progress online.