

**Department:** Community Services      **Program Contact:** Mike Cerbone  
**Program Offer Type:** Existing Operating Program      **Program Offer Stage:** As Adopted  
**Related Programs:** 91021B-18  
**Program Characteristics:**

**Executive Summary**

Land Use Planning guides thoughtful development while preserving and protecting open spaces, natural resources, scenic views, wildlife, forests, and farmlands 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 rural 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 state requirements while ensuring 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, forests, and farmland in close proximity to the state's largest City. 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 section is to create, revise, and adopt plans, policies, and zoning codes in a uniform 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 and staff are currently in the process of consolidating the Zoning Code. Long range planning staff will continue to focus on drafting code to implement the vision articulated by the community within the revised plan.

Planning staff also play a key role in the coordination with regional partners, such as Metro and the Columbia River Gorge Commission, to ensure the county's vision and values continue to be achieved. Policies and plans addressing the urban areas within the Urban Growth Boundary are equally important in assisting the County to achieve the goals of the rural areas.

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 explains land use rules, review land use and building applications for compliance with applicable laws, and problem solves complex land use issues with applicants 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. The Planning manages a Solid Waste and Recycling Management program which licenses service providers in the unincorporated areas of the county for solid waste, recyclable materials and provides outreach materials.

**Performance Measures**

Measure Type	Primary Measure	FY17 Actual	FY18 Purchased	FY18 Estimate	FY19 Offer
Output	Number of land use/compliance inquiries	8,468	6,000	8000	8,000
Outcome	Legislative actions completed	N/A	N/A	5	6
Output	Total number of compliance cases closed	59	N/A	45	55
Efficiency	% of land use decisions made in 120 days	79%	75%	80%	75%

**Performance Measures Descriptions**

The output measure includes calls received and responded to, walk-in customers assisted, and enforcement complaints logged. The second outcome measure describes the number of legislative application processed each year via ordinance. The third measure describes the total number of cases closed by the compliance section. The fourth measure is an efficiency measure that describes the total number of final decisions issued within 120 days of when they are made complete.

## Legal / Contractual Obligation

Multnomah County must adopt a Comprehensive Plan that meets Statewide Planning Goals, including enacting and implementing regulations as provided under ORS 92, 195, 196, 197, 215 and 390. The County regulates land uses in the National Scenic Area in accordance with federal law. These land use laws mandate the County review all development within its jurisdiction, prescribe extensive procedures the County must follow to ensure due process and set out a timeframe within which land use 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

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2018	2018	2019	2019
Personnel	\$1,340,794	\$60,000	\$1,500,189	\$0
Contractual Services	\$81,800	\$0	\$78,000	\$35,000
Materials & Supplies	\$51,072	\$0	\$84,160	\$0
Internal Services	\$324,550	\$0	\$370,727	\$0
<b>Total GF/non-GF</b>	<b>\$1,798,216</b>	<b>\$60,000</b>	<b>\$2,033,076</b>	<b>\$35,000</b>
<b>Program Total:</b>	<b>\$1,858,216</b>		<b>\$2,068,076</b>	
<b>Program FTE</b>	11.00	0.00	12.00	0.00

Program Revenues				
Fees, Permits & Charges	\$170,000	\$0	\$210,000	\$0
Intergovernmental	\$13,100	\$60,000	\$13,100	\$35,000
Taxes	\$6,000	\$0	\$0	\$0
<b>Total Revenue</b>	<b>\$189,100</b>	<b>\$60,000</b>	<b>\$223,100</b>	<b>\$35,000</b>

## Explanation of Revenues

Fees are set and collected for land use permits. We estimate \$223,100 in revenues from land use permits and waste franchise fees in FY 2018. Metro provides additional support of \$13,100 to assist with administration of the rural waste hauler 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 2018: 91021A Land Use Planning

The program continues to implement the revised comprehensive plan through the development and implementation of land use code. The 1.00 FTE increase is the result of a reorganization of an Office Assistant position which directly supports the LUP program, previously assigned to Business Services.