



Multnomah County Land Use Planning and Transportation Divisions

Presentation to the
Planning Commission
February 3, 2025

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Notable FY 2025 Division Activities - Recent & Ongoing

General Division Activities

- New Land Use Planning Director, other staffing changes
- Planning for LUP staff have returned to work in person one day a week
- Fee Study completed
- Customer service survey completed

Long Range Planning

- Completed simplification and reorganization of the Significant Environmental Concern Zoning Code regulations
- Completed code amendments covering seven City of Portland zoning ordinances related to IGAs affecting County urban pocket areas.
- Launch of the Zoning Code Improvement Project and related Clear and Objective Standards zoning update.

Current Planning

- City of Portland regional water filtration facility, LUBA decision just issued
- 52 land use permit applications received. 35 decisions issued, 29 in process

Code Compliance

- Compliance workflows integrated into new permitting system for the first time
- 250 open compliance cases & 31 open initial investigations



Long Range Planning

2024

- Completed the SEC code amendments project.
- Completed seven Portland code amendments (urban pockets)

2025

- Main focus is on the Zoning Code Improvement Project
 - the project team will have periodic meetings/involvement with the Planning Commission - Clear and Objective standards project is interrelated.
- Other project updates may include:
 - Amendmendments to the Zoning Code Admin Procedures
 - Housekeeping amendments and Code restructuring
 - Mandated FEMA code updates
 - Other minor mandated code updates such as replacement dwellings, child care centers etc.



Code Compliance and Solid Waste & Recycling

- Total of 250 open cases
- **76 Priority 1 (~30%), 62 Priority 2 (~25%), 112 Priority 3 (~45%)**
- Currently processing 31 active intake cases

Prioritization of Compliance Cases

Priority 1 - High priority issues to be addressed prior to all others reported:

- Health Safety Welfare
- Environmental Harm
- Owner Request (for Voluntary Compliance Agreement)
- Court Order

There are currently 76 active Priority 1 cases



Code Compliance and Solid Waste & Recycling

Prioritization of Compliance Cases Continued

Priority 2 - On-Deck - Generally addressed after Priority 1 cases:

- Non-compliance with permitted conditions of approval
- All other non-permitted active development outside protected overlays, **with a single complainant**, if there is no suspected occupation/public access or other suspected danger to health/safety or environment.
- All other non-permitted existing development outside protected overlays, with **two or more complainants**, if there is no suspected occupation/public access or other suspected danger to health/safety or environment.

There are currently 62 active Priority 2 cases



Code Compliance and Solid Waste & Recycling

Prioritization of Compliance Cases Continued

Priority 3 - Backlog - Not able to address at this time:

- All other non-permitted **existing** development outside protected overlays, **with a single complainant**, if there is no suspected occupation/public access or other suspected danger to health/safety or environment.

There are currently 112 active Priority 3 cases

The Priority Level of alleged code violations may be adjusted at any time based on the listed factors.

- Total of 250 open cases
- **76 Priority 1 (~30%), 62 Priority 2 (~25%), 112 Priority 3 (~45%)**
- Currently processing 31 active intake cases



Solid Waste & Recycling

- Program licenses 11 private haulers and oversees garbage and recycling services for the unincorporated areas of Multnomah County outside of city boundaries. - Weekly service required. Yard debris service not available in all areas.
- Provides Education to residents and businesses in the unincorporated County.
 - Focus this year is on reduction of food waste.
- By recycling, businesses help the region capture 100,000 tons of recyclable paper, cardboard and containers that would otherwise be sent to landfills annually.



Customer Service Survey (Land Use Planning)

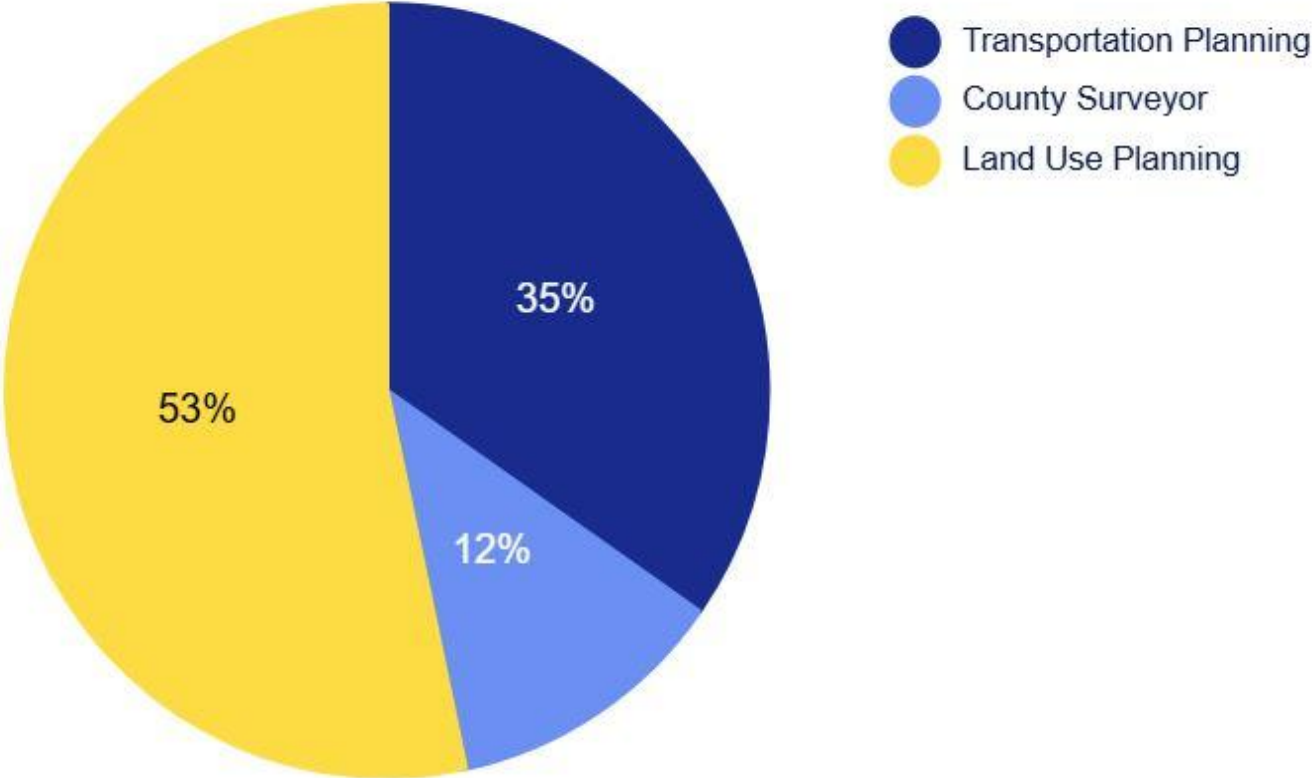
Themes identified in the Land Use Customer Survey:

- Complexity of land use code
- Accuracy of provided information
- Response timelines and delays
- Fees
- In-person availability
- Code enforcement
- Website
- Office location



Customer Service Survey (Land Use Planning)

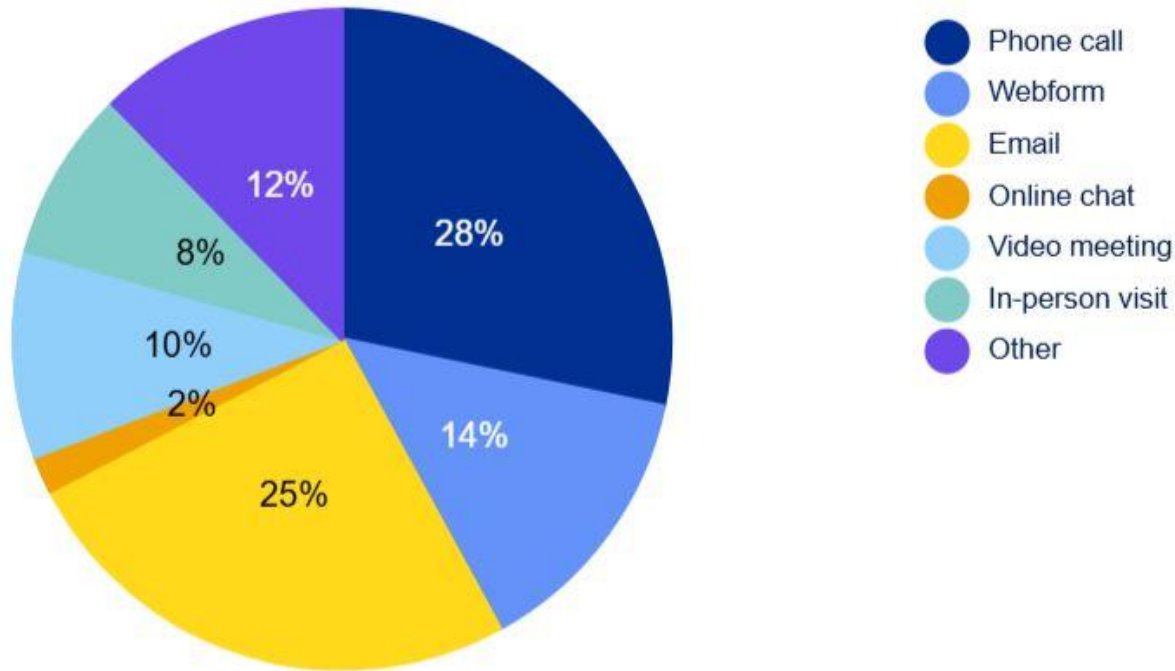
Survey Responses



Customer Service Survey (Land Use Planning)

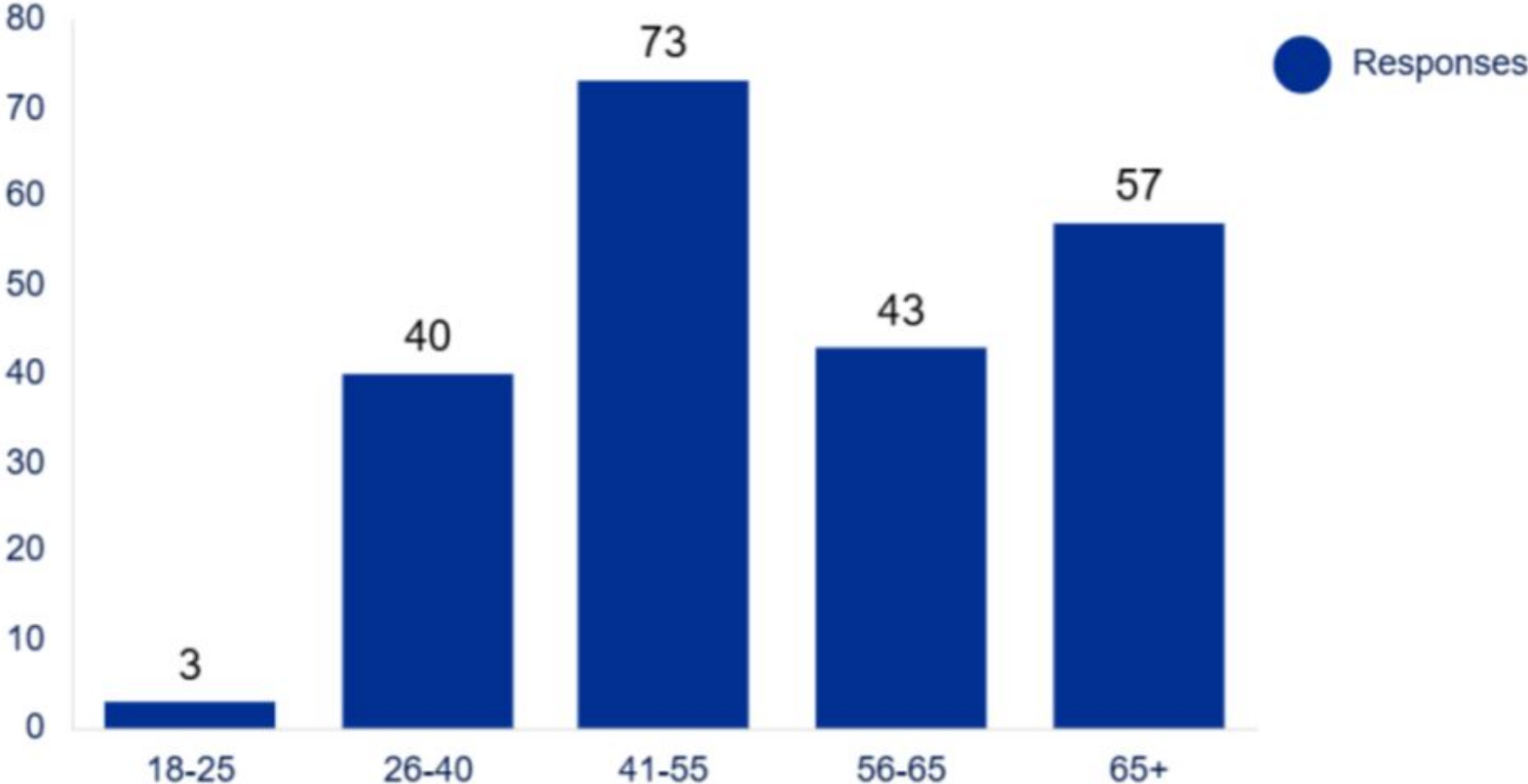
Survey responses indicate that most of the interactions with the Land Use Planning Division in the last year are by phone call, email, or webform respectively, followed by other methods shown in the graphic below.

Interactions in the Past Year



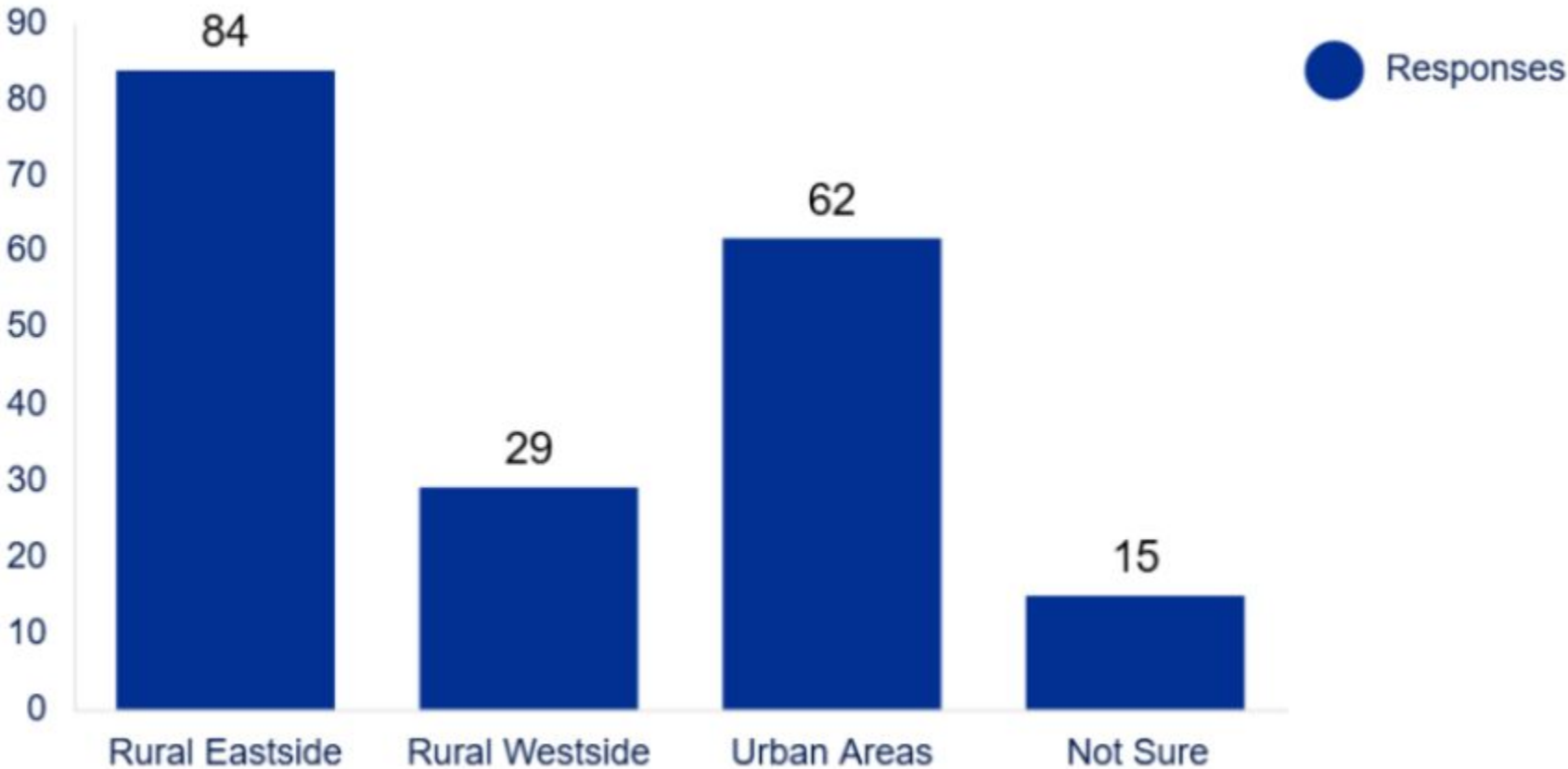
Customer Service Survey (Land Use Planning)

Age Range



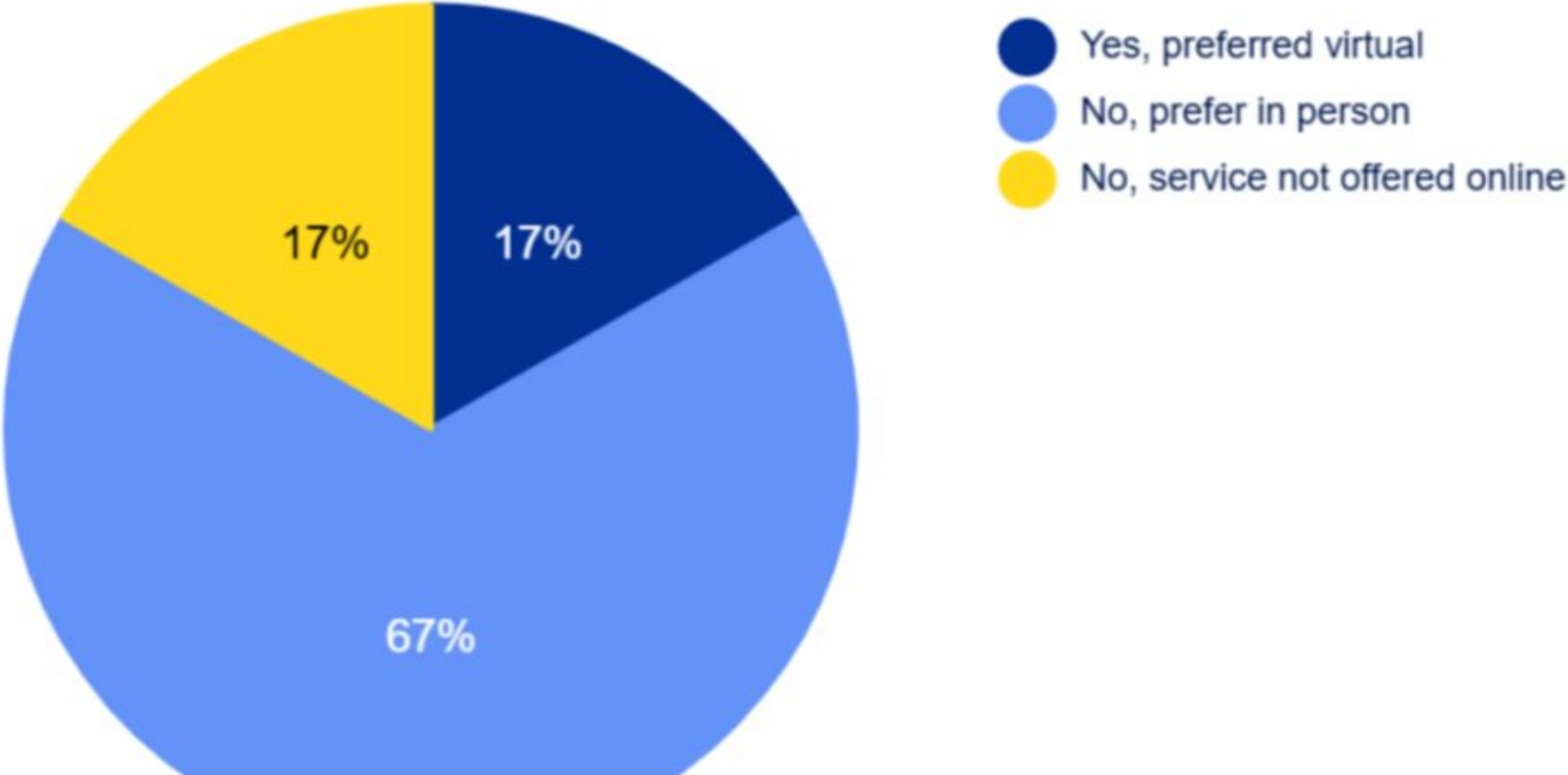
Customer Service Survey (Land Use Planning)

Region



Customer Service Survey (Land Use Planning)

Preference for Virtual Verses In-person Services

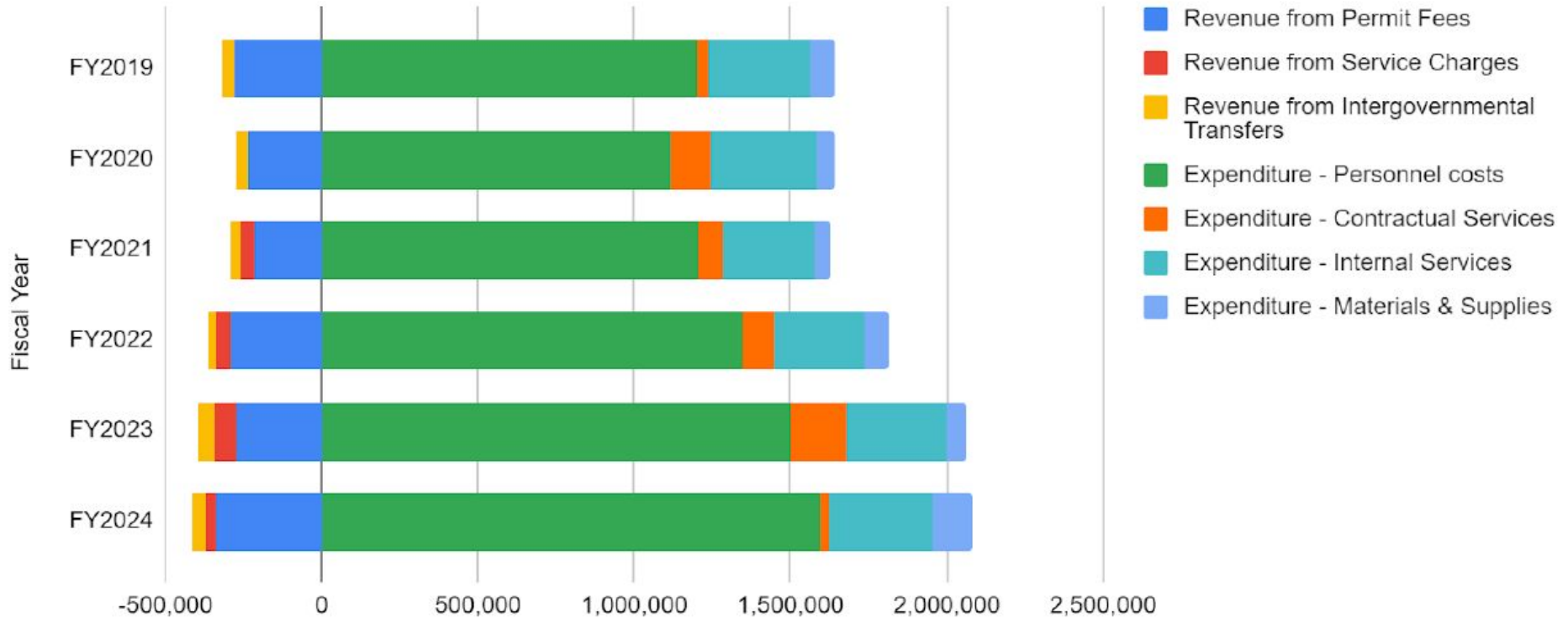


Land Use Fee Study



Fee Study (Land Use Planning)

Revenue and Expenditure by Fiscal Year



Fee Study (Land Use Planning)

County	Cost recovery in FY 2024 in %
Clatsop County	9.5
Columbia County	12
Multnomah County	18
Hood River County	20
Lake County	25
Clackamas County	30
Marion County	50
Washington County	98
Coos County	100



Fee Study (Land Use Planning)

Key Findings:

- 18% fee cost recovery rate for FY 2024, which is low compared to other counties (10%-100%).
- 10 out of 11 counties have raised fees in the last two years; Multnomah County did not raise fees for FY 2025.
- 7 out of 11 counties can reduce or waive permit fees; Multnomah County cannot.
- Multnomah County's current fees are in the middle range of comparable fees.

Recommendations:

- Raise permit fees to keep pace with increasing FTE costs and to fund additional FTEs to improve customer service.
- Adopt a cost recovery goal to be phased in over time, while considering the impacts on applicants.
- Conduct a follow up fee study after the new Zoning Code is in place.
- Allow the Land Use Planning Director to waive or reduce fees in certain circumstances.



Transportation Updates - Separate Slides



2025 Legislative Session (Long Session)

All County Departments Review Proposed Bills in Coordination with the County Government Relations Office

The Land Use Planning Division is currently reviewing approximately 70 bills.

Some bills of note include:

[HB 2138](#) - Governor's housing bill

[HB 2178](#) - Limits appeals to 25 mile radius

[HB 2950](#) - Updates Goal 1 'Citizen Involvement' - OAPA's Bill

[HB 3136](#) - Removes requirement that a maximum of two real estate professionals may serve on a planning commission.

[HB 3133](#) - Farm Stands



2025 Planning Commission Recruitment

Recruitment process to begin in May

Appointments or Re-appointments in August

Three Positions

- Vice Chair Purvine - Term Expires 9/02/2025
- Chair Kabeiseman - Term Expires 11/30/2025
- Commissioner Foster - Term Expires 11/30/2025

If your term is expiring we will reach out to you in early May to advise you of the expiration and inquire about whether you plan to re-apply.





Questions?

