



Multnomah County Land Use Planning Division

Presentation to the
Planning Commission
2022 LUP Division Activity
May 1, 2023

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Deputy Planning Director

WHAT WE BELIEVE



Our Mission

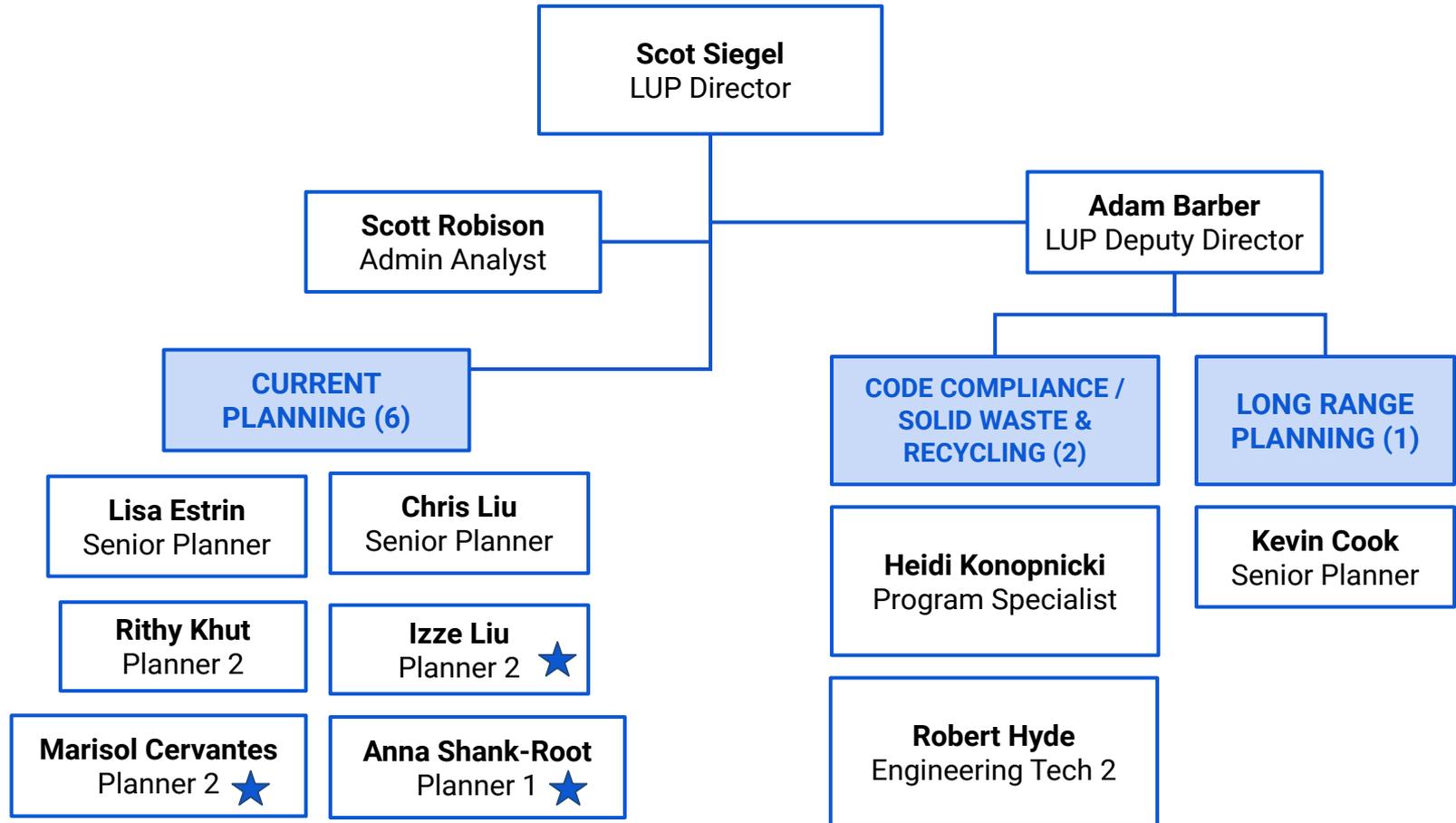
“Conserve natural resources and guide land uses and the transportation system to sustain and enhance the communities of Multnomah County”

Our North Star

“Deliver responsive and inclusive services with passion and resourcefulness that support equitable land use outcomes”



OUR TEAM - 12.0 FTE



★ Direct Customer Service



LAND USE PLANNING DIVISION

WHO WE SERVE

Smallest County, Largest Population: 820,672

Total land area: 466 sq mi

Primarily lands outside Urban Growth Boundary (UGB)

Population in rural zoning districts: 11,818

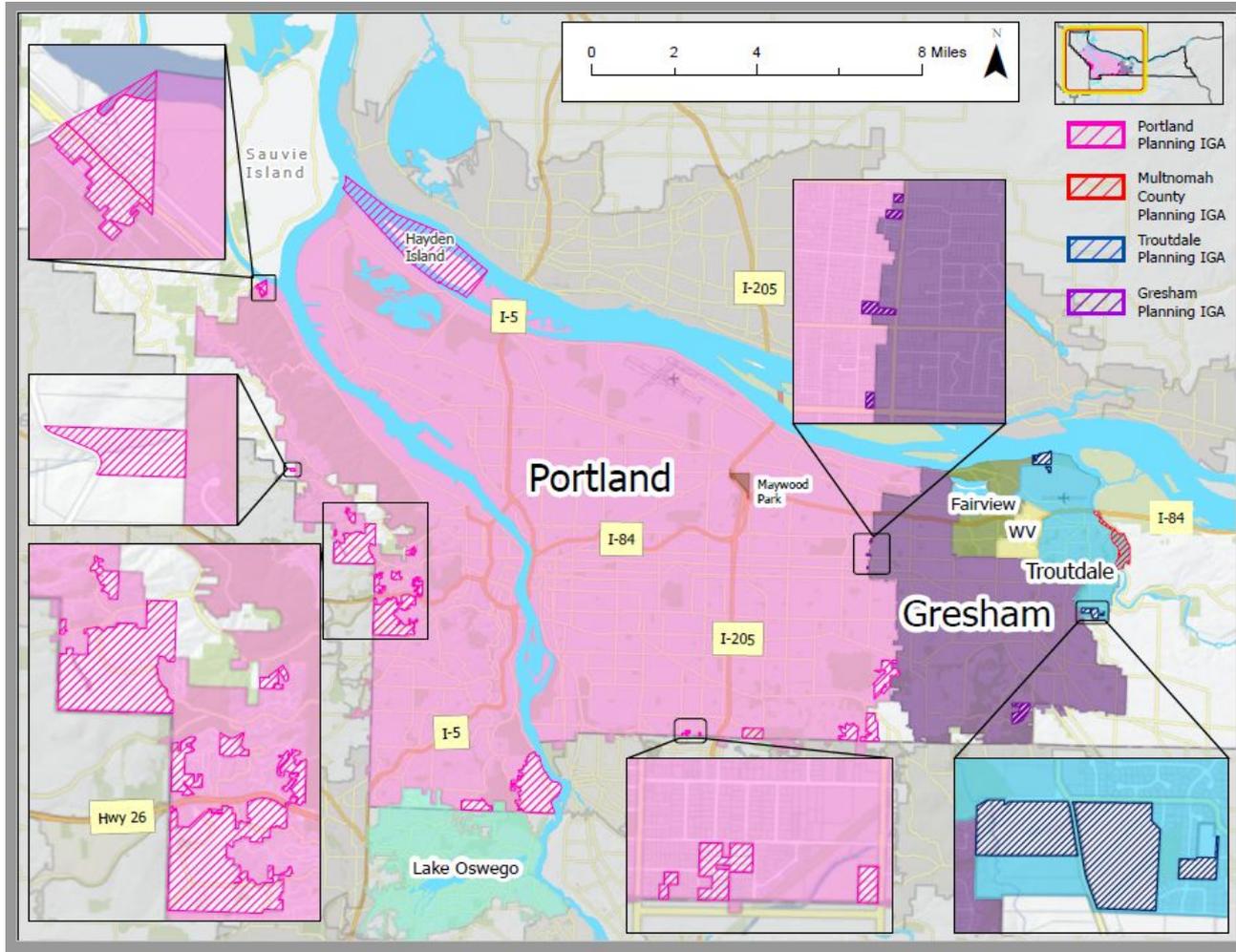


Our Partners:

- **Federal** - CRGC, USFS, FEMA, ACOE, 5 Tribal Agencies
- **State** - DLCD, ODEQ, ODFW, ODOA, ODF, ODOT, DSL, SHPO
- **Local** - Metro, [Portland, Gresham, Troutdale - Planning and Building], 5 Fire Districts, 10 Water Districts, 2 Drainage Districts, County Sheriff, County Health, County Assessment and Taxation, East and West SWCD
- **Other** - 5 Neighborhood Associations, School Districts, Friends of the Columbia River Gorge, Realtors, Consultants, Business and Property Owners, Recreational Visitors & Traveling Public, County Planning Commission



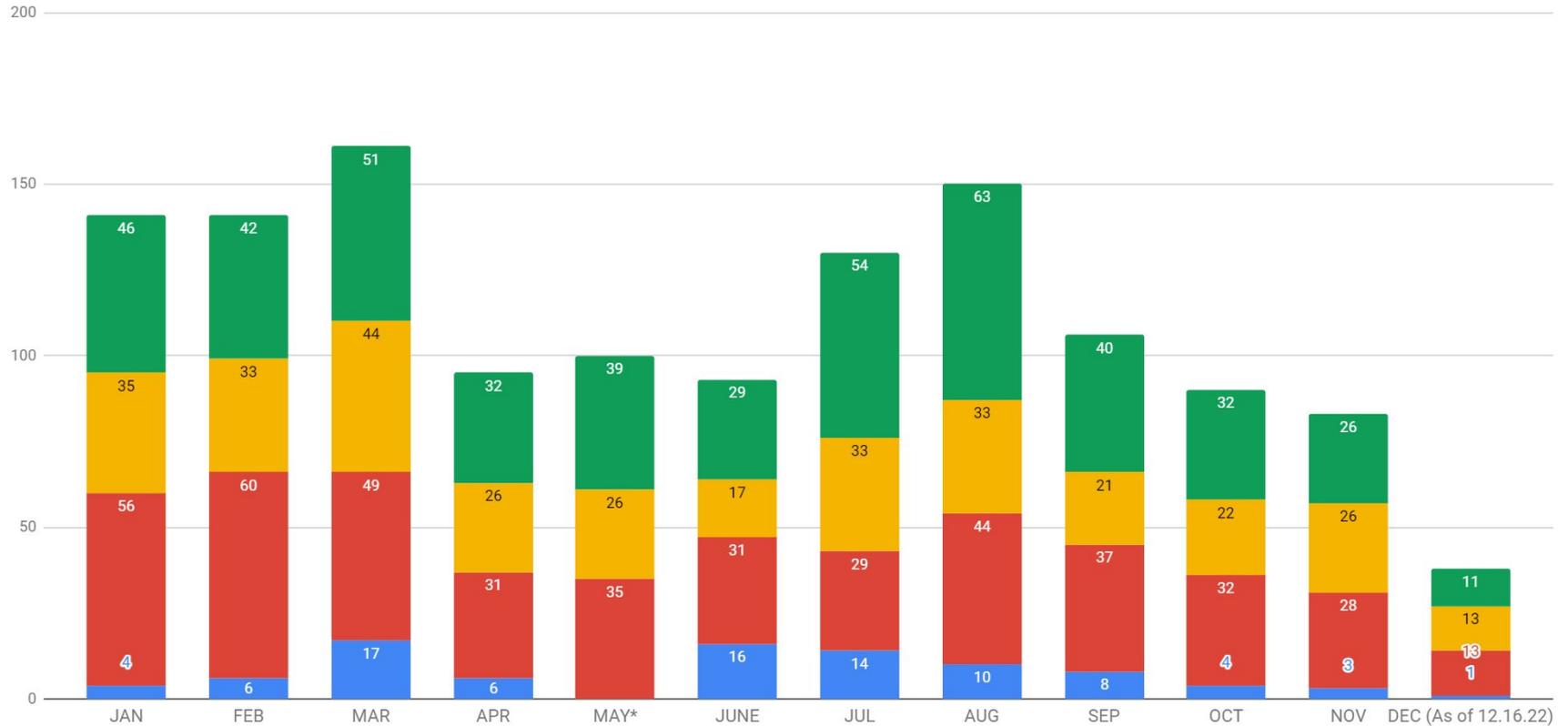
City Land Use Services for Urban Unincorporated County Lands via Intergovernmental Agreements (IGAs)



HOW WE WORK

General Customer Inquiries CY2022

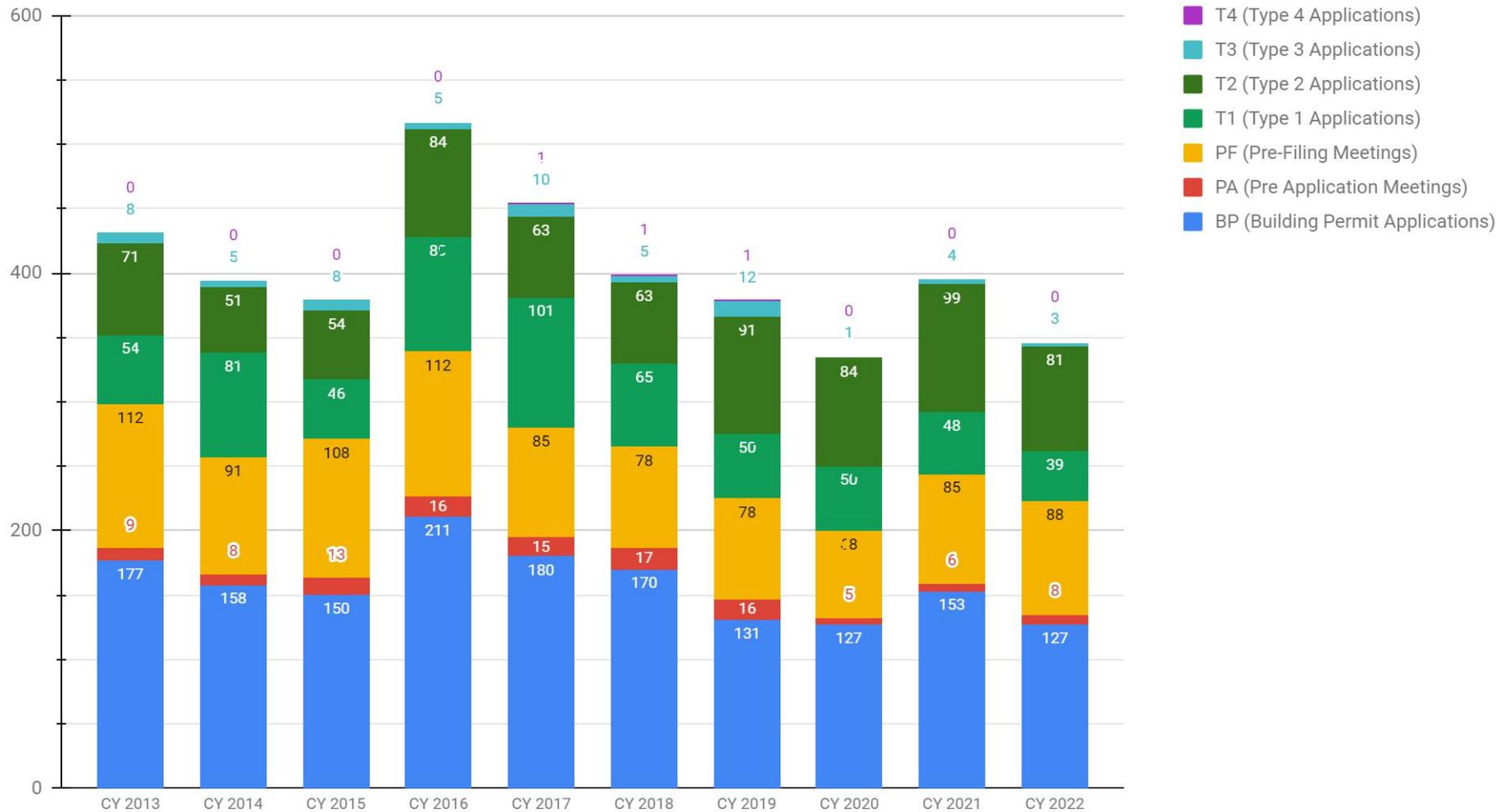
■ Web (Ask a Planner Form) ■ Calls ■ Emails ■ Counter Walk-ins



*No Counter Walk-in Data Collected in May - staff transition



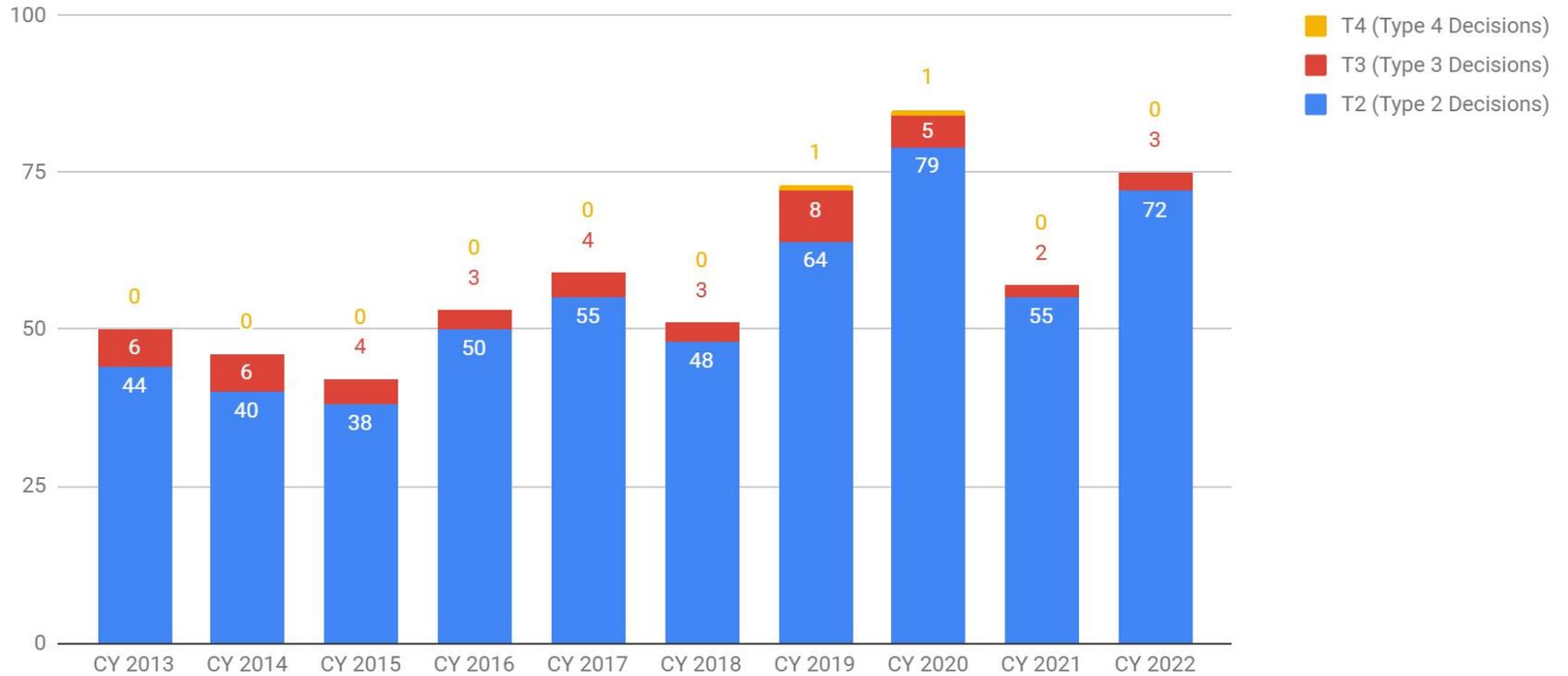
HOW WE WORK



APPLICATION TYPES RECEIVED (BY YEAR)



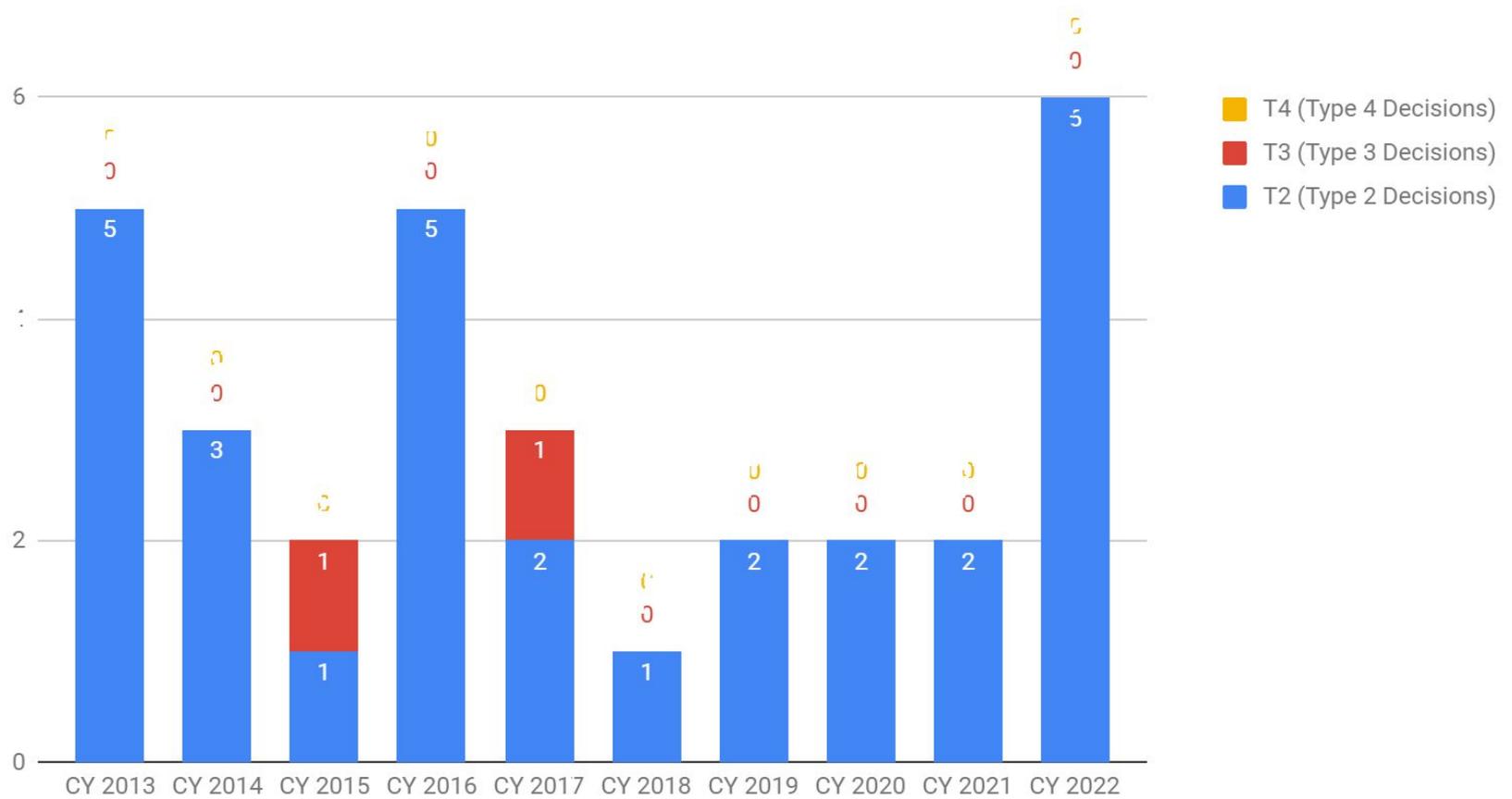
HOW WE WORK



Land Use Approvals Issued by Year



HOW WE WORK

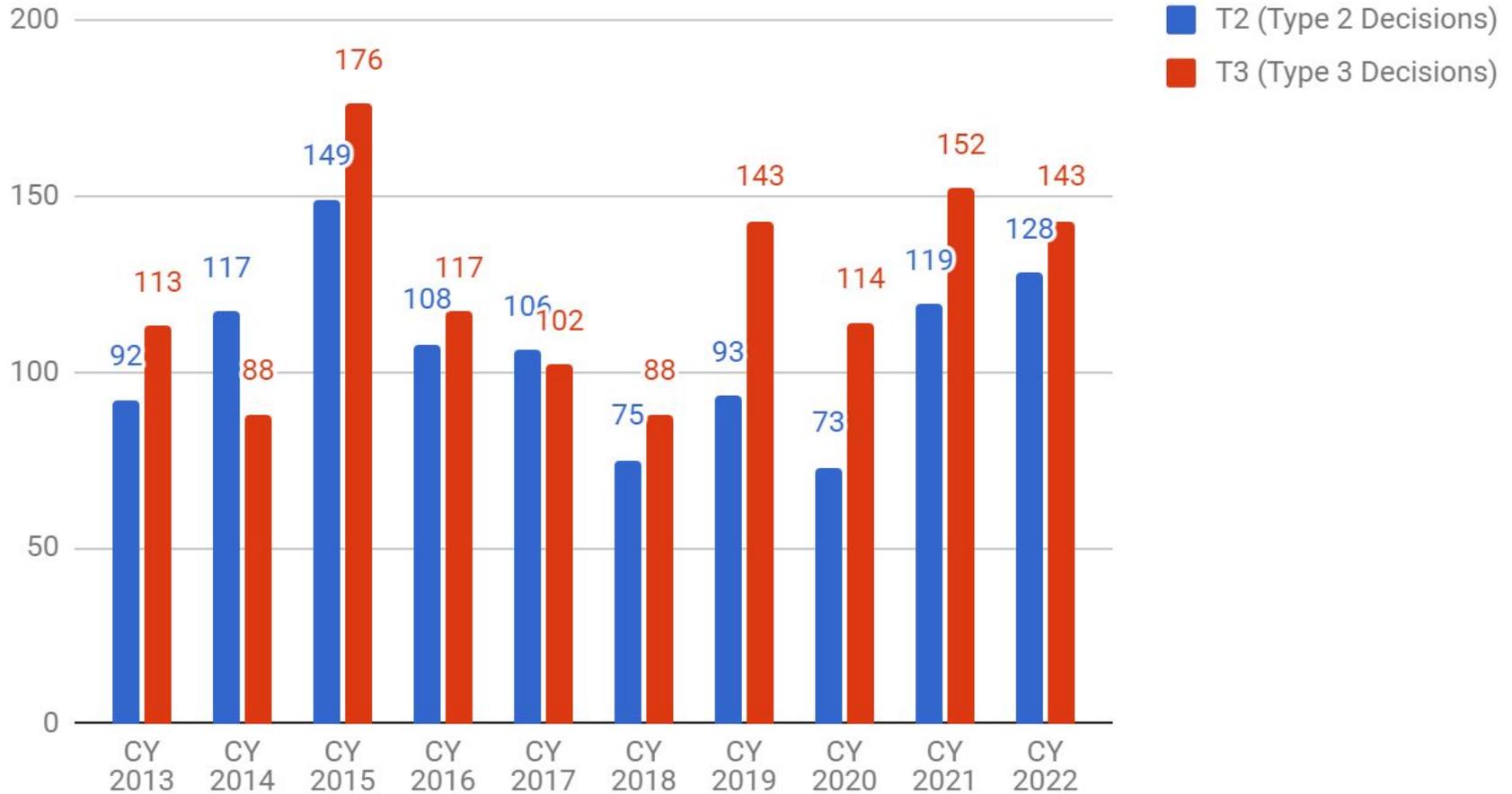


Land Use Denials Issued by Year



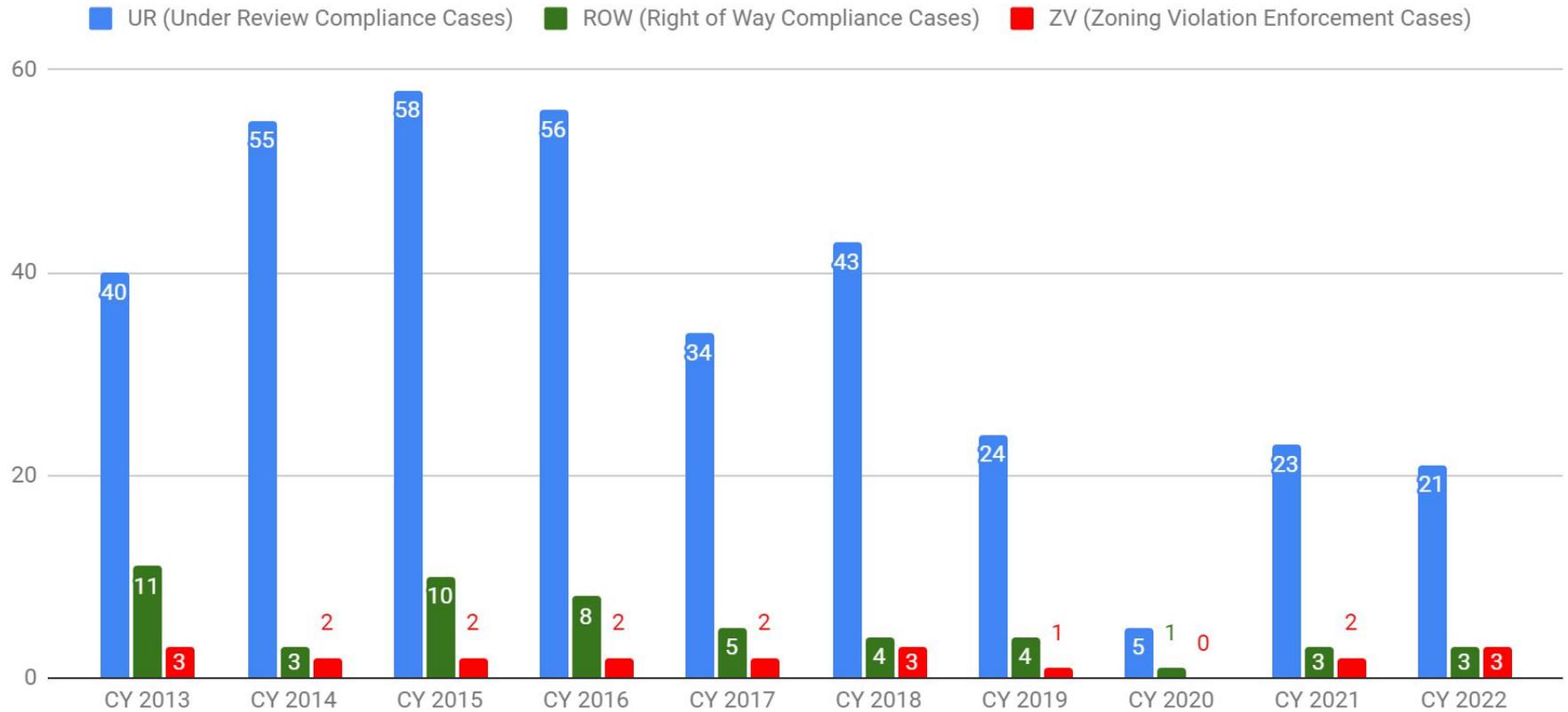
HOW WE WORK

Average Permit Processing Days by Year



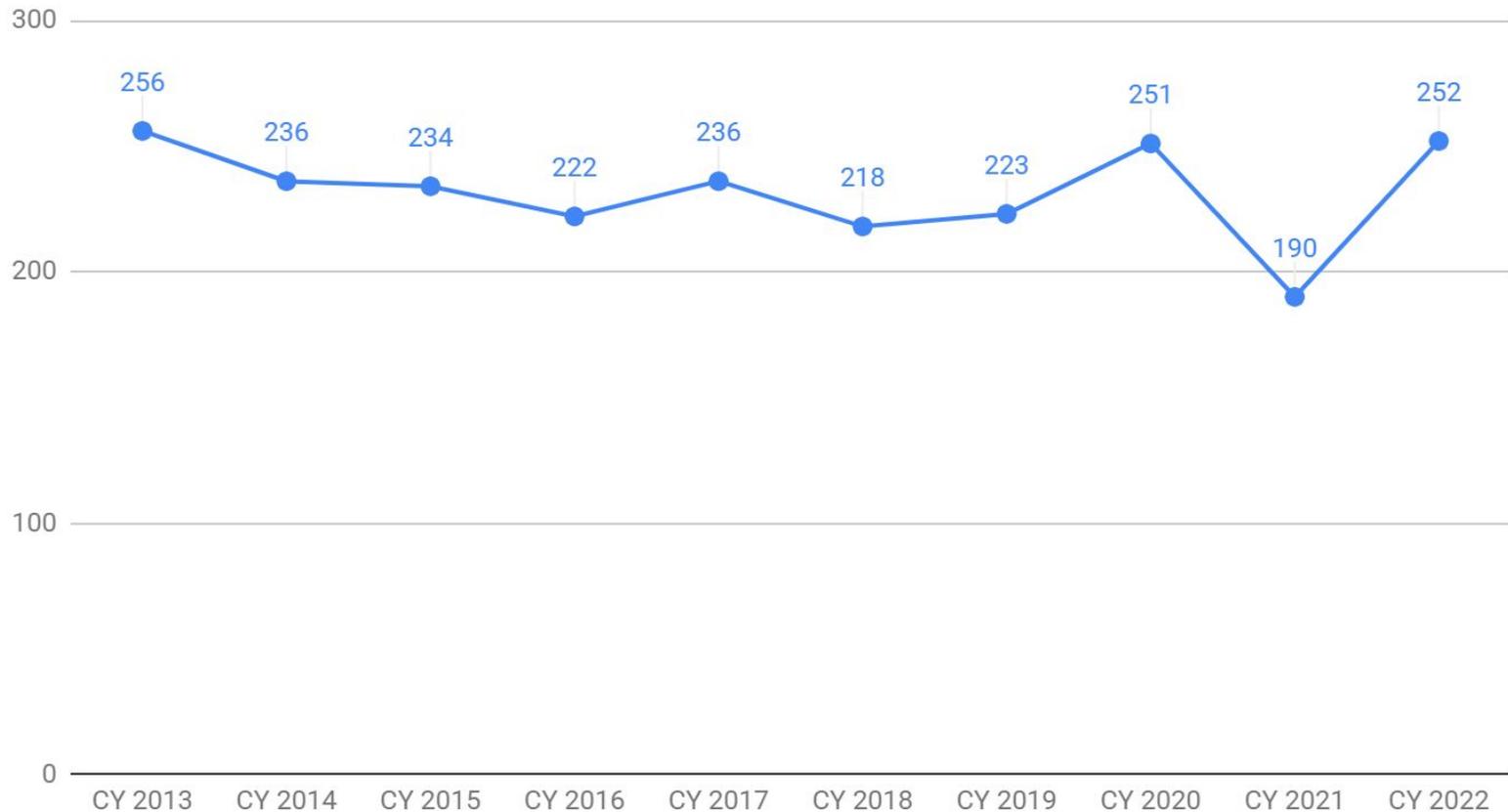
HOW WE WORK

Compliance Cases Closed by Calendar Year



HOW WE WORK

TOTAL NUMBER OF OPEN COMPLIANCE CASES (BY CALENDAR YEAR)



HOW WE WORK

Budget Performance Measures	<i>FY22 Actual</i>	FY23 Budgeted	FY23 Status <i>(as of 1/5/23)</i>	FY24 Proposed
Percent land use decisions made in 120 days	51%	65%	44%	55%
Legislative actions completed	6	4	3	4
Average calendar days to resolve customer inquiries (all LUP staff)	27	7	20	14
Avg number of hours/week worked by consultants	<i>no data</i>	(New) 12hr/week	18 hr/week	12hr /week
Number of compliance cases opened	30	25	8	X
Percentage of compliance cases resolved within 1-year of opening	<i>no data</i>	(New) 100%	0% <i>currently 1,195 days avg to resolve (3.2 years)</i>	X



HOW WE WORK

Budget Performance Measures	<i>FY22 Actual</i>	FY23 Budgeted	FY23 Status <i>(as of 1/5/23)</i>	FY24 Proposed
(NEW) - Number of calendar days to investigate high priority complaints	X	X	X	(New) 30
(NEW) Percentage of compliance cases resolved through voluntary compliance measures	X	X	X	(New) 95%

High Priority Complaints (2011 Enforcement Code Administrative Rules)

Resources are first dedicate to those violations that:

- Present an existing or imminent threat to public health or safety;
- Present an existing or imminent threat to natural resources;
- Respondent affirmatively seeks to resolve; or
- Are subject to a court order.



WHAT WE'VE DONE

- **Permitting Software Replacement Project Kickoff (EnerGov)**
 - Project launched February 2022
 - Process mapping, all staff fundamentals training, configuration in process
 - Design/testing anticipated to take ~19-20 months to complete
 - October 30, 2023 launch target
- **Contractor Assistance - Staff Augmentation**
 - One time only budget - Provide technical expertise, drafting pre-application meeting notes, help process non-discretionary applications
- **Code Compliance Program Refresh**
 - Lead compliance staff retired Dec, 2021. Position filled April, 2022
 - Re-evaluating processes, capacity & skill building, cross training
 - Experimenting to help create operational focus & maintain project momentum



- **Code Equity Audit**

- Early 2022 organizational assessment found the code is the root cause of many organizational challenges
- Comprehensive code update identified as necessary to:
 - Improve code organization, ease of use; and
 - Add clarity to minimize need for individual interpretations & provide more flexibility for minor deviations
- Project budgeted in FY23 to:
 - Perform code equity audit
 - Update land use codes (non-National Scenic Area codes), update forms, draft FAQs & other materials to help guide customers
 - Hire Limited Duration Planner 2 to backfill capacity caused by staff assisting with audit and re-write
- Unable to launch project in FY23 due to unanticipated resource challenges (staffing resignations, increased application demand, increasing regulatory responsibility in Solid Waste and Recycling & Water Quality)





Questions?

