

A stylized graphic on the left side of the slide. It features two dark green mountain peaks in the upper left. Below them is a dark green wavy band representing a forest or hills. At the bottom is a blue wavy band representing water. The graphic is composed of solid-colored shapes with white negative space between them.

Multnomah County Land Use Planning Division

FY27 Budget Overview for CBAC
January 20, 2026

Megan Gibb
Land Use Planning
Division Director

Alex Howard
Deputy Director

Kevin Cook
Principal Planner

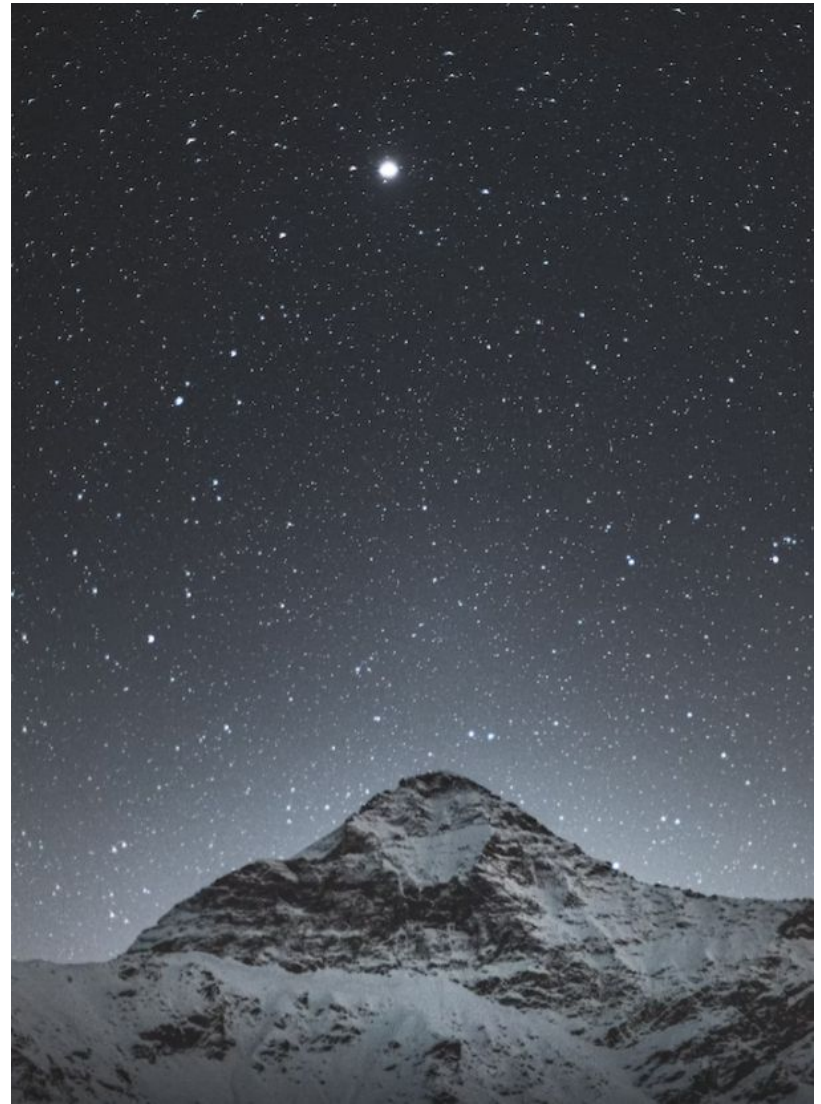
WHAT WE BELIEVE

Our Mission: Guided by 2016 Comprehensive Plan & Zoning Code

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

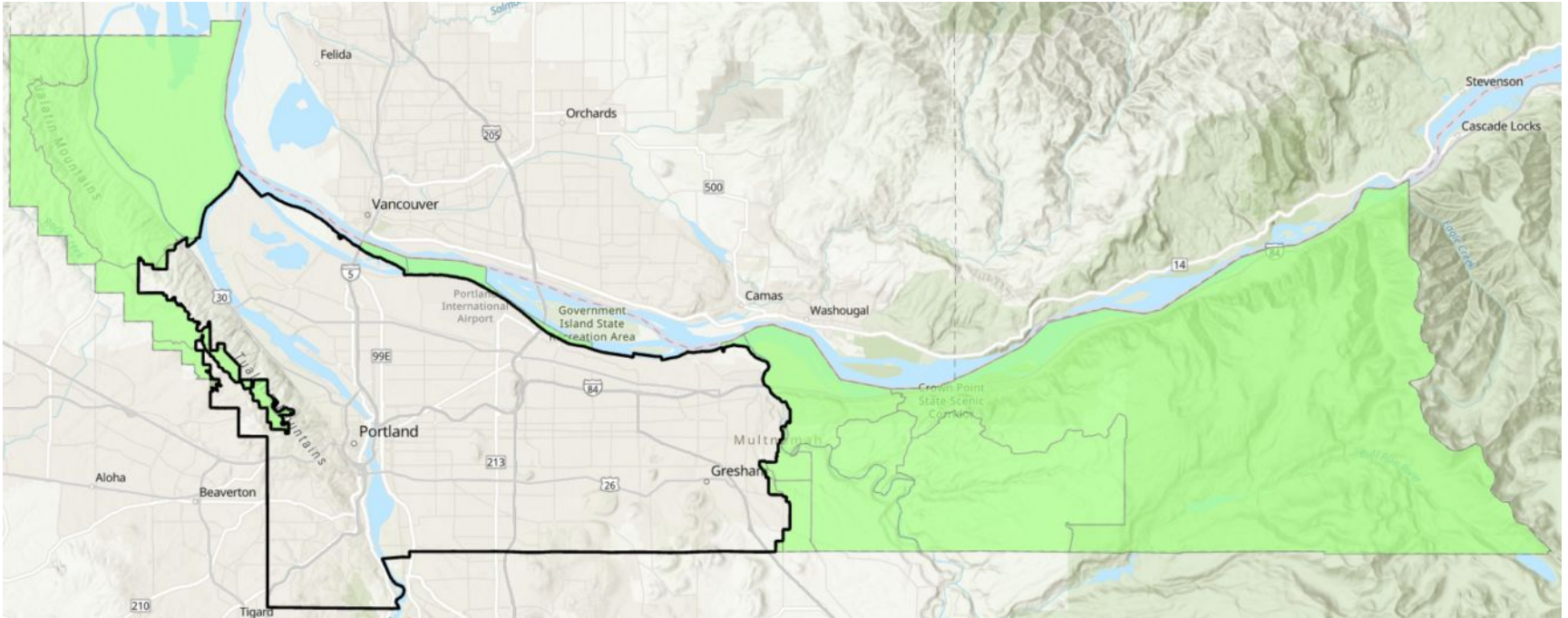
Our North Star:

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

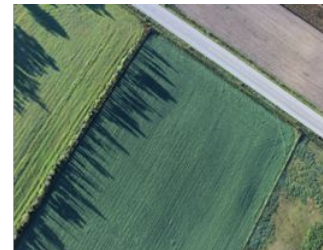


Land Use Planning Service Area

Land Use Planning manages an area of 282 square miles (population of 32,000+)



Service Area



Land Use Planning Core Functions

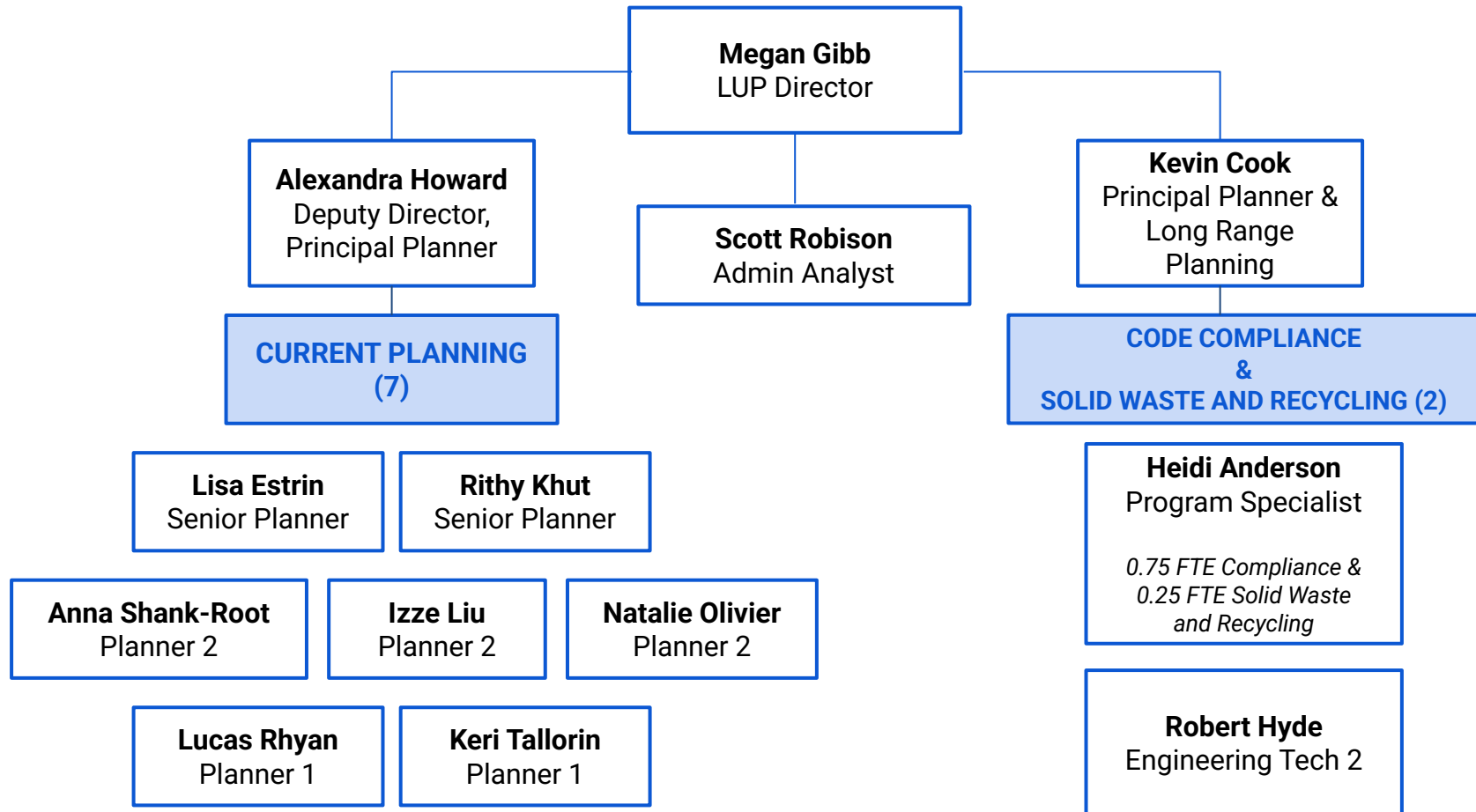
All State Mandated

- 1. Long Range Planning** - Research and propose code & policy revisions
- 2. Current Planning** - Process development applications per state and county rules and procedures, respond to calls and emails and meet with people via phone, web meetings, and in person.
- 3. Code Compliance** - Enforce land use and transportation regulations & regulate 10 Solid Waste and Recycling Haulers operating in unincorporated county areas

“The 3 Legged Stool”



Land Use Planning (LUP) Division - 13 FTE



Notable FY 2026 Division Activities

General Division Activities

- New organizational structure and new staff
- 54% fee increase & authority for fee waivers

Long Range Planning

- Approved Fee Waivers/Reductions
- Completed Phases 1 & 2 of the Zoning Code Improvement Project
 - Code Audit, focus groups, neighborhood meetings.
 - Began work on revising the most problematic areas of the code.

Current Planning

- Started offering in-person appointments
- City of Portland regional water filtration facility - second LUBA appeal in process and related reviews underway
- More than 300+ reviews, with an average of 79 cases per planner in 2025

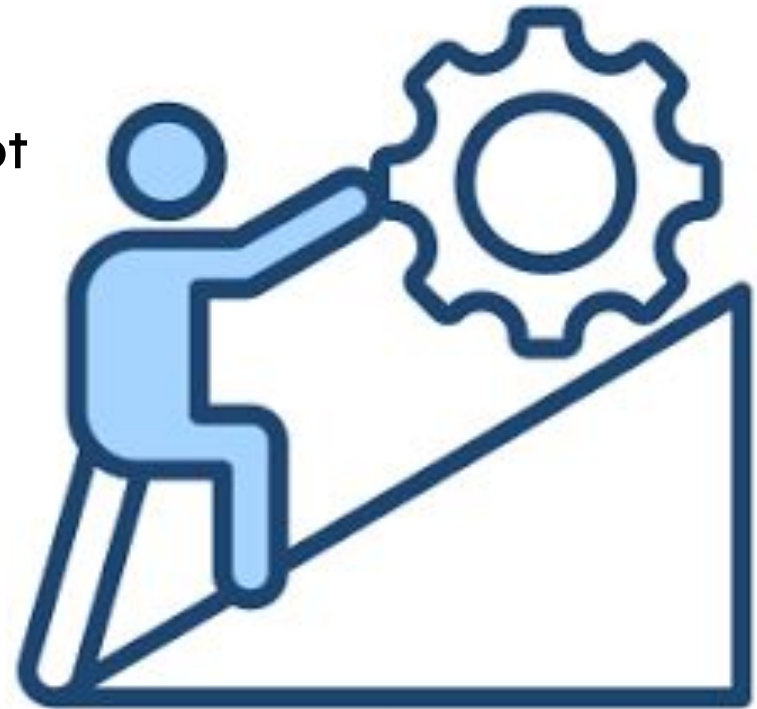
Code Compliance

- Began using SeeClickFix website as a portal for community members to file land use violation complaints.
- Median number of calendar days to investigate complaints = 43 days
- Median number of calendar days to send notice on Priority 1 Cases = 5 days



LUP Current Challenges

- State and Federal mandated zoning code updates (i.e. FEMA regulations)
- Solid Waste and Recycling .25 FTE not enough FTE to meet local and state requirements
- Portland Water Bureau project and ongoing LUBA appeals
- Potential budget cuts that further impact service levels



FY26 Adopted Budget

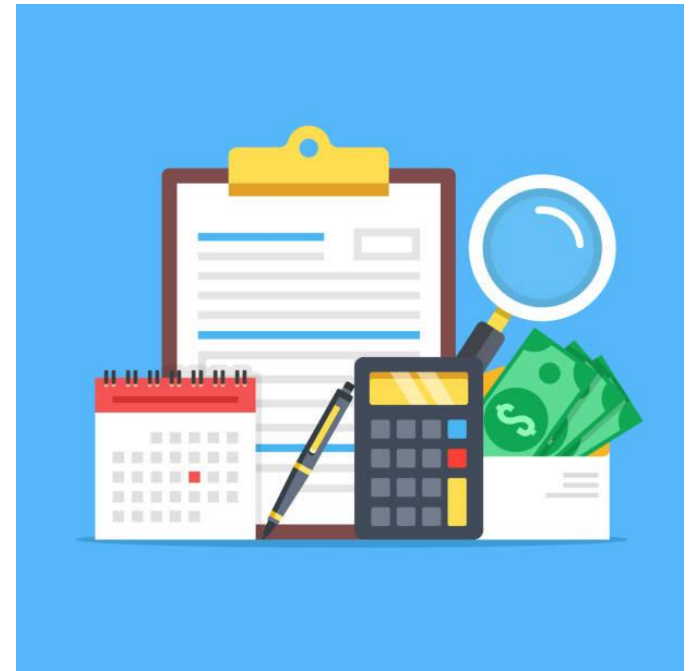
Budgeted Expenditures - Total \$2,891,019

Personnel	\$2,324,764
Contractual Services	\$155,723
Internal Services	\$282,676
Materials & Supplies	\$127,856

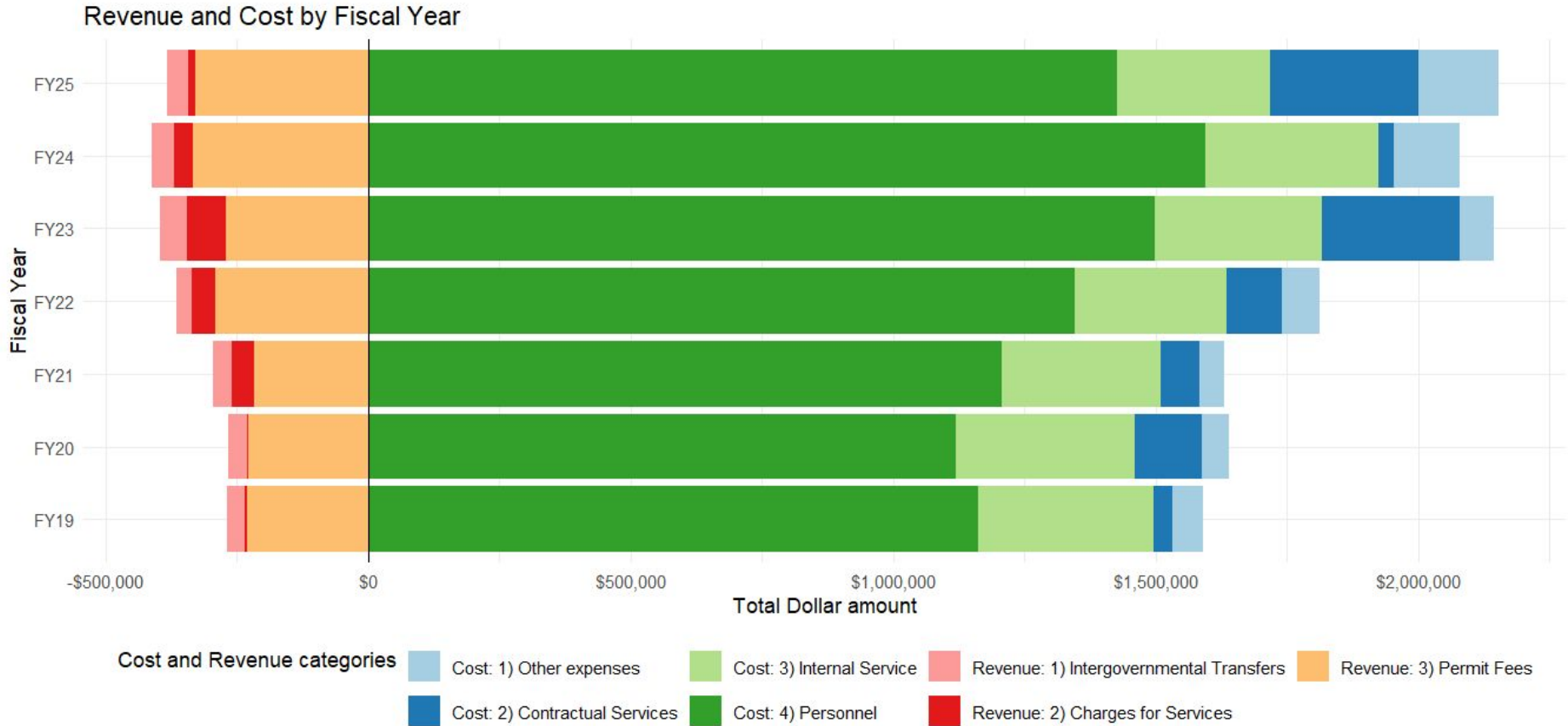
Budgeted Revenues - Total \$589,102

Fees & Permits	\$444,545
Columbia River Gorge National Scenic Area Planning Assistance Grant	\$40,000
Solid Waste and Recycling Hauler Licenses	\$35,035
Solid Waste and Recycling Assistance Grant	\$15,500

Net Total - \$2,301,917



Revenue and Expenditures by Fiscal Year



FY27 Budget Planning

Constraint Planning Considerations

- Maintain LUP Division's ability to provide mandated services
- Prioritize protecting public health and safety
- Preserve opportunities to help advance Department and Board priorities



FY27 Zoning Code Improvement Project (Phase 3)

- Zoning code root cause of many customer service and operational issues
- Funding will be used to continue consultant assistance
- Significant work has been completed to date, Phase 3 is underway

SCOPE OF WORK

Phase 1 (Year 1)	Phase 2 (Year 2)	Phase 3 (Years 2-3)
 Legal Sufficiency Assessment	 Community Engagement	 Code Rewrite
 Initial Stakeholder Input	 Refine Key Zoning Issues and Options	 Adoption
 Key Zoning Issues	 Policy Direction	
 Draft Policy Approach Options		



Zoning Code Improvement Goals/Objectives

- Improve clarity and organization (usability), add flexibility and streamline review processes
- Mitigate and adapt to effects of climate change
- Support sustainable rural economic growth
- Protect natural resources & farm and forest economies
- Better align code with Board priorities (housing availability and cost, climate resilience, hazard mitigation, and customer service)



[Multnomah County Zoning Code Improvement Project*](https://storymaps.arcgis.com/stories/222fa2a4427a4589b8bca7715e2f00b4)

*<https://storymaps.arcgis.com/stories/222fa2a4427a4589b8bca7715e2f00b4>



Technical Assistance Grant Update

LUP applied for and received DLCD **Housing Planning grant** for consultant to assist drafting clear and objective housing rules required by state law.



Work has commenced and is being conducted by the same consultant (MIG) for the Zoning Code Update.

HB 3197 (2023):

- Inside UGB - Clear & Objective permit path must be available for housing (in effect)
- Outside UGB - must be available on non-farm/forest lands & for any farmworker housing (by July 1, 2025)



Proposed FY 2027 Performance Measures

Current and Long Range Planning

Median number of calendar days to address customer inquiries	7
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Code Compliance

Median number of calendar days to investigate complaints received	50
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Zoning Code Improvement Project (OTO Request)

Number of stakeholder and public engagement events held	2
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Multnomah County Land Use Planning Division

Questions?

