

Priority: Vibrant Communities
Program Offer Type: Existing Operating
Related Programs: 72021, 72026, 91012, 91013, 91019
Lead Agency: Community Services
Program Contact: Karen Schilling

Program Characteristics:

Executive Summary

Land Use Planning implements federal, state, and local policies and laws that preserve the rural farm and timber economy, protect the environment, and maintain the quality of life in our unincorporated communities. This program offer represents a reduction of 1.0 FTE to current service level.

Program Description

Land Use Planning includes long range and current planning, and code enforcement functions. Long range planning works with citizens to develop land use policies that meet the needs of our rural communities; updates County codes to incorporate changes to federal and state land use laws; and coordinates with regional partners to plan for orderly urbanization of rural lands. Current planning implements adopted policies and laws. They explain land use rules to the public; review land use and building applications for compliance with applicable laws; and problem solve complex land use issues with applicants. Code enforcement is largely complaint driven, emphasizing hands on work with property owners to achieve voluntary compliance with land use rules.

Program Justification

Land use planning's mission is to facilitate the process and oversee compliance efforts to assure County residents that public policy regarding "what we want our communities to look like over time" including how we balance growth and preservation of the environment is addressed. Statewide Planning Goals and the National Scenic Area Act express values of the larger community and influence how we plan locally. Our program helps neighbors connect on land use issues by offering forums and providing a policy framework for citizens to engage in crafting a "vision" for their community. This vision is captured in a Comprehensive Plan containing land use planning policies, strategies, and maps that we implement daily to provide long term predictability to the land use pattern. Careful planning contributes to the County being an attractive place to live and work, ensuring that we have a sustainable healthy environment, a vibrant rural economy, beautiful parks and greenspaces, and accessible transportation choices. Policy choices support timber and agricultural economies, preserving natural amenities, and planned growth. Land use reviews focus on conflicting uses, namely residential development, to ensure they do not undermine these policy objectives. Timber and agriculture contribute substantially to the local economy. Even though Multnomah County has the smallest land area and largest population of the state's 36 counties, it ranks 14th in gross farm sales at over \$72 million (2004). Related industries benefit from this productivity, be they rural or urban. For example, in 2003 the County lead the state in food processing payroll (24% of State total) and number of employees (20% of State total), jobs that offer living wages with an average salary of \$36,112.

Performance Measures

Measure Type	Primary Measure	Previous Year Actual (FY04-05)	Current Year Purchased (FY05-06)	Current Year Estimate (FY05-06)	Next Year Offer (FY06-07)
Output	# land use/enforcement inquiries	14,963	0	15,427	15,873
Outcome	# land use/enforcement actions taken	717	0	747	769
Quality	% enforcement cases resolved voluntarily	100%	0%	100%	100%
Efficiency	% land use decisions made in 120 days	87%	0%	85%	83%

Performance Measure - Description

The output measure includes calls received (12,200), walk-in customers assisted (2663), and enforcement complaints logged (100). The outcome measure captures preliminary meetings held (266), land use reviews issued (193), zoning sign-offs completed (172), and enforcement cases closed within the fiscal year (86). Numbers in parenthesis are for FY 04-05. For code enforcement, our quality goal is 95% voluntary compliance for complaints closed. For land use, our efficiency goal is to issue decisions so that they become final within 120 days of when they are made complete, notwithstanding that state law allows counties 150 days.

Legal/Contractual Obligation

Multnomah County must adopt a Comprehensive Land Use Plan that meets State Planning Goals, including enacting 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, distinguish between types of development and the level of review required, prescribe extensive procedures the County must follow to ensure due process, and set out a timeframe within which land use reviews must be completed (i.e. 150 day clock). 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
	2006	2006	2007	2007
Program Expenses				
Personnel	\$908,519	\$0	\$910,283	\$0
Contracts	\$53,000	\$90,000	\$50,000	\$0
Materials & Supplies	\$35,040	\$0	\$30,870	\$0
Internal Services	\$312,697	\$51,242	\$436,980	\$40,402
Subtotal: Direct Exps:	\$1,309,256	\$141,242	\$1,428,133	\$40,402
Administration	\$0	\$0	\$43,942	\$0
Program Support	\$0	\$0	\$161,487	\$12,000
Subtotal: Other Exps:	\$0	\$0	\$205,429	\$12,000
Total GF/non-GF:	\$1,309,256	\$141,242	\$1,633,562	\$52,402
Program Total:	\$1,450,498		\$1,685,964	
Program FTE	0.00	0.00	9.60	0.00
Program Revenues				
Indirect for dep't Admin	\$657	\$0	\$0	\$0
Fees, Permits & Charges	\$200,000	\$0	\$160,402	\$0
Intergovernmental	\$0	\$141,242	\$0	\$40,402
Program Revenue for Admin	\$0	\$0	\$1,676	\$12,000
Total Revenue:	\$200,657	\$141,242	\$162,078	\$52,402

Explanation of Revenues

General fund revenues are permit fees. Other fund revenue is an annual pass through grant from DLCD.

Significant Program Changes

Last year this program was: #90020A, Land Use Planning

A current planning position is eliminated through attrition, effective 1/07. While efficiencies can be achieved to streamline land use reviews, those gains will be offset by this loss. Responses will be less timely, and citizen complaints may increase. The County must complete reviews in 150 days and cannot control the number of applications submitted. Satisfying this mandate or others (e.g. Measure 37) may require scaling back phone, counter, or pre-application assistance to customers to ensure resources are available to meet the deadlines.