

Priority: Vibrant Communities

Lead Agency: Community Services

Program Offer Type: Existing Operating

Program Contact: Karen Schilling

Related Programs: 72027, 72032, 91012, 91013A, 91019

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.

Program Description

Land Use Planning includes long range, current, and code compliance 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 the 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 Compliance 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 rural 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). Measure 37 has been a catalyst for initiating public discussions about the direction and fairness of these land use policies. Initiatives at the state and regional level are underway to consider possible changes to land use policy. The County needs a voice at the table, and our staff is actively engaged in this work to ensure the County's interests are considered.

Performance Measures

Measure Type	Primary Measure	Previous Year Actual (FY05-06)	Current Year Purchased (FY06-07)	Current Year Estimate (FY06-07)	Next Year Offer (FY07-08)
Output	# land use/compliance inquiries	0	15,873	18,762	18,800
Outcome	# land use/compliance actions taken	816	769	908	910
Quality	% compliance cases resolved voluntarily	100.0%	100.0%	99.0%	100.0%
Efficiency	% land use decisions made in 120 days	92.0%	83.0%	87.0%	87.0%

Performance Measure - Description

The output measure includes calls received, walk-in customers assisted, and enforcement complaints logged (no reliable data for FY06). The outcome measure captures preliminary meetings held (242), land use reviews issued (244), zoning sign-offs completed (225), and enforcement cases closed within the fiscal year (105). Numbers in parentheses are for FY 05-06. For code compliance, 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
Program Expenses	2007	2007	2008	2008
Personnel	\$900,574	\$0	\$944,568	\$0
Contracts	\$50,000	\$0	\$65,000	\$0
Materials & Supplies	\$30,870	\$0	\$31,420	\$0
Internal Services	\$436,980	\$40,402	\$332,550	\$5,042
Subtotal: Direct Exps:	\$1,418,424	\$40,402	\$1,373,538	\$5,042
Administration	\$43,942	\$0	\$59,270	\$0
Program Support	\$160,578	\$12,000	\$193,845	\$12,000
Subtotal: Other Exps:	\$204,520	\$12,000	\$253,115	\$12,000
Total GF/non-GF:	\$1,622,944	\$52,402	\$1,626,653	\$17,042
Program Total:	\$1,675,346		\$1,643,695	
Program FTE	9.60	0.00	9.60	0.00
Program Revenues				
Indirect for dep't Admin	\$0	\$0	\$59	\$0
Fees, Permits & Charges	\$160,402	\$0	\$114,875	\$0
Intergovernmental	\$0	\$40,402	\$0	\$5,042
Program Revenue for Admin	\$1,676	\$12,000	\$157	\$12,000
Total Revenue:	\$162,078	\$52,402	\$115,091	\$17,042

Explanation of Revenues

General fund revenues and permit fees.

Significant Program Changes

Last year this program was: #91020A, Land Use Planning - Base

There are many issues to resolve around Measure 37 and therefore many uncertainties remain. The impacts to Land Use Planning resources are still unknown and we do not know how they will affect our performance measures.