

Lead Agency: Community Services
Program Offer Type: Existing Operating
Related Programs: 91020

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. 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 Description

Land use planning facilitates and oversees compliance efforts to assure public policies regarding "what we want our rural communities to look like over time" are 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 objectives.

Performance Measures

Measure Type	Primary Measure	Previous Year Actual (FY08-09)	Current Year Purchased (FY09-10)	Current Year Estimate (FY09-10)	Next Year Offer (FY10-11)
Output	# land use/compliance inquiries	12,346	13,100	10,100	11,000
Outcome	# land use/compliance actions taken	564	600	480	550
Quality	% compliance cases resolved vountarily	99.0%	97.0%	99.0%	97.0%
Efficiency	% land use decisions made in 120 days	82.0%	81.0%	82.0%	82.0%

Performance Measure - Description

The output measure includes calls received and responded to (9,411), walk-in customers assisted (2,829) and enforcement complaints logged (106). The outcome measure captures preliminary meetings held (134), land use reviews issued (188), zoning signoffs completed (170), and enforcement cases closed within the fiscal year (72). Numbers in parentheses are for FY08-09. For code compliance, our quality goal is 100% 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 the applications are submitted and 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	2010	2010	2011	2011
Personnel	\$864,739	\$0	\$830,788	\$0
Contracts	\$68,232	\$82,045	\$62,369	\$128,127
Materials & Supplies	\$28,450	\$0	\$27,350	\$0
Internal Services	\$320,293	\$16,360	\$306,395	\$0
Total GF/non-GF:	\$1,281,714	\$98,405	\$1,226,902	\$128,127
Program Total:	\$1,380,119		\$1,355,029	
Program FTE	0.00	8.95	7.95	0.00
Program Revenues				
Indirect for dep't Admin	\$828	\$0	\$0	\$0
Fees, Permits & Charges	\$90,000	\$0	\$80,000	\$10,627
Intergovernmental	\$0	\$61,405	\$0	\$117,500
Other / Miscellaneous	\$0	\$37,000	\$0	\$0
Total Revenue:	\$90,828	\$98,405	\$80,000	\$128,127

Explanation of Revenues

Land Use Planning will receive a maximum of \$35,000 from the State to assist with implementing the land use rules in the National Scenic Area. These funds are reimbursed to the County at the end of each fiscal year based on the amount of time staff spends processing permits and resolving compliance issues. Historically we spend almost double the amount that we are reimbursed.

We expect \$82,500 from Metro to complete Bonny Slope West urban planning. Funds are reimbursed to the County upon completion of milestones 4 and 5 in the contract.

Fees are set and collected for land use permits. We estimate \$80,000 in revenues from land use permits.

Timber receipts are estimated at \$10,627.

Significant Program Changes

 **Significantly Changed**

Last year this program was: #91021, Land Use Planning

In FY10 we reduced staff by 1 exempt FTE requiring organizational and structural changes to the way we do business. In FY11 we are reducing staff by 1 FTE (land use planner). Over the past year we have issued fewer permits. Routine activities requiring land use permits by individual property owners did not decline at the same rate as commercial development therefore we did not see a decline in business activity until this past year. The majority of permits we issue are to individual property owners, not developers.