

**Lead Agency:** Community Services  
**Program Offer Type:** Existing Operating  
**Related Programs:** 91011, 91012, 91013

**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, processes 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 Columbia River Gorge 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. Multnomah County ranks 5th in the State for greenhouse and nursery sales, reaching \$43.8 million in sales in 2009. Land use review focuses on conflicting uses, namely residential development, to ensure they do not undermine these objectives.

**Performance Measures**

Measure Type	Primary Measure	Previous Year Actual (FY09-10)	Current Year Purchased (FY10-11)	Current Year Estimate (FY10-11)	Next Year Offer (FY11-12)
Output	# land use/compliance inquiries	9,952	11,000	9,000	9,500
Outcome	# land use/compliance actions taken	465	550	500	500
Quality	% compliance cases resolved voluntarily	100.0%	97.0%	97.0%	100.0%
Efficiency	% land use decisions made in 120 days	81.0%	82.0%	84.0%	85.0%

**Performance Measure - Description**

The output measure includes calls received and responded to (7,548), walk-in customers assisted (2,240), and compliance complaints logged (164). The outcome measure captures preliminary meetings held (135), land use reviews issued (142), zoning signoffs completed (133), and compliance cases closed (60) in the fiscal year. For code compliance, our quality goal is 100% voluntary compliance for complaints closed (100%). For land use, our efficiency goal is to issue decisions within 120 days of when the applications are made complete (81%), notwithstanding that state law allows counties 150 days. The numbers in parentheses are for FY10.

## 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 Columbia River 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	2011	2011	2012	2012
Personnel	\$830,788	\$0	\$885,404	\$0
Contracts	\$62,369	\$128,127	\$76,200	\$8,093
Materials & Supplies	\$27,350	\$0	\$26,352	\$0
Internal Services	\$306,395	\$0	\$309,952	\$0
<b>Total GF/non-GF:</b>	<b>\$1,226,902</b>	<b>\$128,127</b>	<b>\$1,297,908</b>	<b>\$8,093</b>
<b>Program Total:</b>	<b>\$1,355,029</b>		<b>\$1,306,001</b>	
Program FTE	7.95	0.00	8.20	0.00
<b>Program Revenues</b>				
Fees, Permits & Charges	\$80,000	\$10,627	\$76,000	\$8,093
Intergovernmental	\$0	\$117,500	\$0	\$0
<b>Total Revenue:</b>	<b>\$80,000</b>	<b>\$128,127</b>	<b>\$76,000</b>	<b>\$8,093</b>

## Explanation of Revenues

There are two sources of revenue that Land Use Planning frequently receives: State funds to assist with implementing the land use rules in the Columbia River Gorge National Scenic Area, and federal timber receipts used for planning purposes on forest land. The State 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. The likelihood of these funds will not be known until after the State legislature has concluded this year. If the revenues are secured, a bud-mod will be advanced to include these funds. As long as the federal government is operating under a continuing resolution, no timber receipts are authorized to be disbursed to local governments. However we will assume that these funds will be disbursed in the coming year.

## Significant Program Changes

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