

Lead Agency: Community Services

Program Contact: Karen Schilling

Program Offer Type: Existing Operating

Related Programs: 10034A, 91020

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. The program includes long range planning, current planning, 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. Staff explains land use rules to the public; reviews land use and building applications for compliance with applicable laws; and problem solves 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 policy objectives.

Performance Measures

Measure Type	Primary Measure	Previous Year Actual (FY10-11)	Current Year Purchased (FY11-12)	Current Year Estimate (FY11-12)	Next Year Offer (FY12-13)
Output	# land use/compliance inquiries	8,657	9,500	8,000	8,000
Outcome	# land use/compliance actions taken	461	500	450	500
Quality	% compliance cases resolved voluntarily	99.0%	100.0%	95.0%	100.0%
Efficiency	% land use decisions made in 120 days	85.0%	85.0%	95.0%	90.0%

Performance Measure - Description

The output measure includes calls received and responded to (6,392), walk-in customers assisted (2,209) and enforcement complaints logged (56). The outcome measure captures preliminary meetings held (129), land use reviews issued (107), zoning signoffs completed (152), and enforcement cases closed within the fiscal year (73). Numbers in parentheses are for FY10-11. For code compliance, our quality goal is 100% voluntary compliance for complaints closed. For land use, our efficiency goal was to issue 82% of decisions so that they became final within 120 days of when they were 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	2012	2012	2013	2013
Personnel	\$885,404	\$0	\$893,103	\$0
Contracts	\$76,200	\$8,093	\$75,200	\$43,083
Materials & Supplies	\$26,352	\$0	\$45,303	\$0
Internal Services	\$309,952	\$0	\$185,661	\$0
Total GF/non-GF:	\$1,297,908	\$8,093	\$1,199,267	\$43,083
Program Total:	\$1,306,001		\$1,242,350	
Program FTE	8.20	0.00	8.20	0.00
Program Revenues				
Fees, Permits & Charges	\$76,000	\$8,093	\$70,000	\$8,083
Intergovernmental	\$0	\$0	\$0	\$35,000
Total Revenue:	\$76,000	\$8,093	\$70,000	\$43,083

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 in the NSA. Historically we spend almost double the amount that we are reimbursed.

Fees are set and collected for land use permits. We estimate \$70,000 in revenues from land use permits.

The program also receives an estimated \$8,083 that are payments from the Forest Service for land acquired by the US in the National Scenic Area. This revenue is also known as 1% Payments.

Significant Program Changes

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