

Lead Agency: Community Services

Program Contact: Karen Schilling

Program Offer Type: Existing Operating

Related Programs: 91020, 91025

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 and transportation right-of-way 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, Metro regulations 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 safe, sustainable and 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 (FY11-12)	Current Year Purchased (FY12-13)	Current Year Estimate (FY12-13)	Next Year Offer (FY13-14)
Output	# land use/compliance inquiries	8,397	8,000	8,000	8,000
Outcome	# land use/compliance actions taken	490	500	450	475
Quality	% compliance cases resolved voluntarily	93.0%	100.0%	98.0%	100.0%
Efficiency	% land use decisions made in 120 days	97.0%	85.0%	90.0%	90.0%

Performance Measure - Description

The output measure includes calls received and responded to (6,487), walk-in customers assisted (1,829) and enforcement complaints logged (81). The outcome measure captures preliminary meetings held (125), land use reviews issued (115), zoning signoffs completed (184), and enforcement cases closed within the fiscal year (67). Numbers in parentheses are for FY11-12. 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 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 Statewide 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 (NSA) 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	2013	2013	2014	2014
Personnel	\$893,103	\$0	\$936,503	\$0
Contracts	\$75,200	\$43,083	\$72,960	\$41,037
Materials & Supplies	\$45,303	\$0	\$29,033	\$0
Internal Services	\$185,661	\$0	\$228,420	\$0
Total GF/non-GF:	\$1,199,267	\$43,083	\$1,266,916	\$41,037
Program Total:	\$1,242,350		\$1,307,953	
Program FTE	8.20	0.00	8.20	0.00
Program Revenues				
Fees, Permits & Charges	\$70,000	\$8,083	\$122,600	\$6,037
Intergovernmental	\$0	\$35,000	\$0	\$35,000
Total Revenue:	\$70,000	\$43,083	\$122,600	\$41,037

Explanation of Revenues

Land Use Planning historically receives 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 \$122,600 in revenues from land use permit fees (\$70,000 baseline from current fee amounts plus \$52,600 increase from new fee structure).

The program also receives a small stipend from the Forest Service known as 1% Payments. The funding is intended to be a replacement for the property taxes the counties would have otherwise received had the US not acquired the land. For FY14, we are receiving just over \$6,000 for planning.

Significant Program Changes

✔ Significantly Changed

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

The Land Use and Transportation program reorganized to meet span of control goals at the beginning of FY13. The supervisor position overseeing the Planners was eliminated resulting in eleven employees and one manager. The supervisor position was back-filled with a represented employee who serves in a lead position.