Multnomah County				
Program #90021 - Land	Use Planning			7/6/2021
Department:	Community Services	Program Contact:	Carol Johnson	
Program Offer Type:	Existing Operating Program	Program Offer Stage:	As Adopted	
Related Programs:	90020A, 90020B			
Program Characteristic	S:			

Executive Summary

Land Use Planning (LUP) guides thoughtful development while preserving and protecting open spaces, natural resources, scenic views, wildlife, forest and farmland through implementation of the County's land use code and comprehensive plan. The program provides current and long-range planning for the unincorporated areas of Multnomah County. The planning program plays an important and active role at the state and regional level to ensure adopted codes, plans and policies comply with federal, state and Metro requirements while ensuring public health and safety, and preservation and protection of the County's rural character.

Program Summary

Unincorporated Multnomah County is a unique and highly sought after location because it offers open spaces, natural and scenic resources, and forests and farmland in close proximity to the State's largest urban area. Land Use Planning develops and implements codes and policies to preserve natural resources and the rural character by preventing urban sprawl.

The Long-Range Planning program creates, revises and adopts plans, policies, and land use regulations in a pragmatic, fair and equitable manner to ensure that development is consistent with the rural character of the County. At the end of 2016, the County adopted the revised Comprehensive Plan which continues to be implemented through legislative actions. Long-Range Planning staff will continue to focus on drafting code to implement the community's vision articulated within the revised plan. Planning staff also play a key role in coordinating with regional partners, such as Metro and the Columbia River Gorge Commission, to ensure the County's vision and values continue to be upheld. The Columbia River Gorge Commission recently approved the Gorge 2020 Management Plan Revision in October 2020, and Planning staff will be charged during FY 2022 with amending Chapter 38, Columbia River Gorge National Scenic Area Regulations, in order to conform with the revised Management Plan.

The Current Planning program provides assistance with the land use process to property owners, neighbors, developers, realtors and other agencies to objectively, consistently and fairly apply the County's development standards and procedures. Staff explain land use rules, review land use and building applications for compliance with applicable laws, and problem solve complex land use issues with applicants, other agencies, and community members.

Performance Measures					
Measure Type	Primary Measure	FY20 Actual	FY21 Budgeted	FY21 Estimate	FY22 Offer
Output	% of land use decisions made in 120 days	73%	60%	60%	65%
Outcome	Legislative actions completed	3	4	5	4
Output	Average calendar days to resolve customer inquiries	New	New	6.5	7
Performa	nce Measures Descriptions	1	I	I	1

The first measure describes the percentage of final land use decisions issued within 120 days of the application being deemed complete. The second measure describes the number of legislative applications processed each year by ordinance adoption. The goal of the second measure for FY 2021 is to complete one large and three small legislative actions (four total). The third measure describes the average number of calendar days to resolve customer inquiries received by phone and email.

Legal / Contractual Obligation

Multnomah County must adopt a Comprehensive Plan that meets State planning goals, including implementing regulations as provided under Oregon Revised Statutes 92, 195, 196,197, 215 and 390. These laws mandate review of development, prescribe procedures to ensure due process and set out a time frame within which reviews must be completed. 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						
	Adopted General Fund	Adopted Other Funds	Adopted General Fund	Adopted Other Funds		
Program Expenses	2021	2021	2022	2022		
Personnel	\$1,403,255	\$0	\$1,443,172	\$26,344		
Contractual Services	\$55,000	\$34,814	\$89,400	\$0		
Materials & Supplies	\$50,700	\$0	\$52,124	\$0		
Internal Services	\$367,052	\$186	\$357,289	\$3,656		
Total GF/non-GF	\$1,876,007	\$35,000	\$1,941,985	\$30,000		
Program Total:	\$1,911,	,007	\$1,971,	985		
Program FTE	10.00	0.00	9.78	0.22		

Program Revenues				
Fees, Permits & Charges	\$207,000	\$0	\$175,000	\$0
Intergovernmental	\$0	\$35,000	\$0	\$30,000
Service Charges	\$0	\$0	\$3,000	\$0
Total Revenue	\$207,000	\$35,000	\$178,000	\$30,000

Explanation of Revenues

This program generates \$3,656 in indirect revenues.

Fees are set and collected for land use permits. We estimate \$178,000 in revenues from land use permits in FY 2022. LUP receives \$30,000 from the Oregon Department of Land Conservation and Development in the form of a grant to assist with the management of the Columbia River Gorge National Scenic Area.

Significant Program Changes

Last Year this program was: FY 2021: 90021 Land Use Planning

In order to enhance the customer experience for permit applicants, expand self-service options, and increase transparency for the community, a new permitting software program will be developed beginning in the third quarter of FY21 with a targeted implementation date of fourth quarter of FY22. This project will replace an at-risk system called PR Navigator, and expand it to include the Transportation Division, County Service Districts, and Code Compliance. As a cloud-based system, it will be accessible from publicly available and personal computers, which will reduce barriers to obtaining information and conducting business. Current Planning staff will be heavily involved in the development of workflows and configuration of the system throughout FY22.