

Program #91021A - Land Use Planning

2/18/2016

Department: Community Services Program Contact: Mike Cerbone

Program Offer Type: Existing Operating Program Program Offer Stage: As Requested

Related Programs: 91021B-17 Land Use Planning Compliance, 91027-17 Land Use Plan Comprehensive Update

Program Characteristics: In Target

Executive Summary

Land Use Planning guides thoughtful development while preserving and protecting open spaces, natural resources, scenic views, wildlife, forests, and farmlands through implementation of the County's zoning code and comprehensive plan. The program provides current and long range planning as well as code compliance for the rural 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 state requirements while ensuring preservation and protection of the County's rural character.

Program Summary

Multnomah County is a unique and highly sought after location to live, work, and recreate because the area offers vast open spaces, natural and scenic resources, forests, and farmland. Land use planning develops and implements codes and policies to preserve the rural character by preventing urban sprawl.

The focus of the long range planning section is to create, revise, and adopt plans, policies, and zoning codes in a uniform thoughtful and sensitive manner to ensure that development is consistent with the rural character of the County. The County is in the process of updating and consolidating the County's Comprehensive Plan Zoning Code reinforcing the fact that Multnomah County serves the entire rural community equitably. Once the Comprehensive Plan is updated staff will then focus on drafting code to implement the vision articulated by the community within the revised plan.

Planning staff also play a key role in the coordination with regional partners, such as Metro and the Columbia River Gorge Commission, to ensure the County's vision and values continue to be achieved. Policies and plans addressing the urban areas within the Urban Growth Boundary are equally important in assisting the County achieve the goals of the rural areas.

The current planning section provides assistance to property owners, neighbors, developers, realtors and other agencies with the land use process 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.

The code compliance program responds to possible land use complaints through a voluntary compliance based program. The focus of this program is education and compliance to successfully resolve potential issues. This is accomplished by working with property owners to voluntarily resolve land use conflicts without the use of penalties or fines whenever possible. The Planning program manages a Solid Waste and Recycling Management program. This program licenses service providers in the unincorporated areas of the County for solid waste, recyclable materials and provides outreach materials. This program is implemented to comply with applicable State and local regulations.

| Performance Measures | | | | | | | | |
|----------------------|---|----------------|-------------------|------------------|---------------|--|--|--|
| Measure Type | Primary Measure | FY15 Actual | FY16 Purchased | FY16 Estimate | FY17 Offer | | | |
| Output | Number of land use/compliance inquiries | 7,623 | 8,650 | 6,200 | 8,000 | | | |
| Outcome | Number of land use/compliance actions taken | 429 | 440 | 400 | 400 | | | |
| Quality | % of compliance cases resolved voluntarily | 100% | 100% | 96% | 99% | | | |
| Efficiency | % of land use decisions made in 120 days | 69% | 90% | 60% | 70% | | | |

Performance Measures Descriptions

The output measure includes calls received and responded to, walk-in customers assisted, and enforcement complaints logged. The outcome measure captures preliminary meetings held, land use reviews issued, zoning sign-offs completed, and enforcement cases closed within the fiscal year. Our quality goal is 100% voluntary compliance for complaints closed. Our efficiency goal is to issue final decisions within 120 days of when they are made complete.

Legal / Contractual Obligation

Multnomah County must adopt a Comprehensive Plan that meets Statewide Planning Goals, including enacting and 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, prescribe extensive procedures the County must follow to ensure due process and set out a timeframe within which land use 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

| | Proposed General Fund | Proposed Other Funds | Proposed General Fund | Proposed Other Funds | |
|----------------------|--------------------------|----------------------|-----------------------|-------------------------|--|
| Program Expenses | 2016 | 2016 | 2017 | 2017 | |
| Personnel | \$1,170,675 | \$0 | \$1,201,535 | \$0 | |
| Contractual Services | \$47,200 | \$41,037 | \$46,800 | \$41,037 | |
| Materials & Supplies | \$49,500 | \$0 | \$47,200 | \$0 | |
| Internal Services | \$283,121 | \$0 | \$290,138 | \$0 | |
| Total GF/non-GF | \$1,550,496 | \$41,037 | \$1,585,673 | \$41,037 | |
| Program Total: | \$1,59 | \$1,591,533 | | \$1,626,710 | |
| Program FTE | 10.20 | 0.00 | 10.00 | 0.00 | |

| Program Revenues | | | | | | | | |
|-------------------------|-----------|----------|-----------|----------|--|--|--|--|
| Fees, Permits & Charges | \$150,000 | \$6,037 | \$140,000 | \$6,037 | | | | |
| Intergovernmental | \$30,000 | \$35,000 | \$0 | \$35,000 | | | | |
| Total Revenue | \$180,000 | \$41,037 | \$140,000 | \$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 (NSA). 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 receive in reimbursements.

Fees are set and collected for land use permits. We estimate \$140,000 in revenues from land use permit fees in FY2017. Planning 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. It is estimated that we will receive \$6,037 in FY2017.

Significant Program Changes

Last Year this program was: FY 2016: 91021A-16 Land Use Planning