

Flood Plain Zone Amendments

Work Session

File Nos. 247-17-000140-ZC/141-PA/142-TA

Deschutes County Planning Commission

May 11, 2017



Photo Credit: floatationnation.com

Background

Schedule

- Public Hearing on April 13, 2017
- **Work Session on May 11**
- Public Hearing Continued to May 25



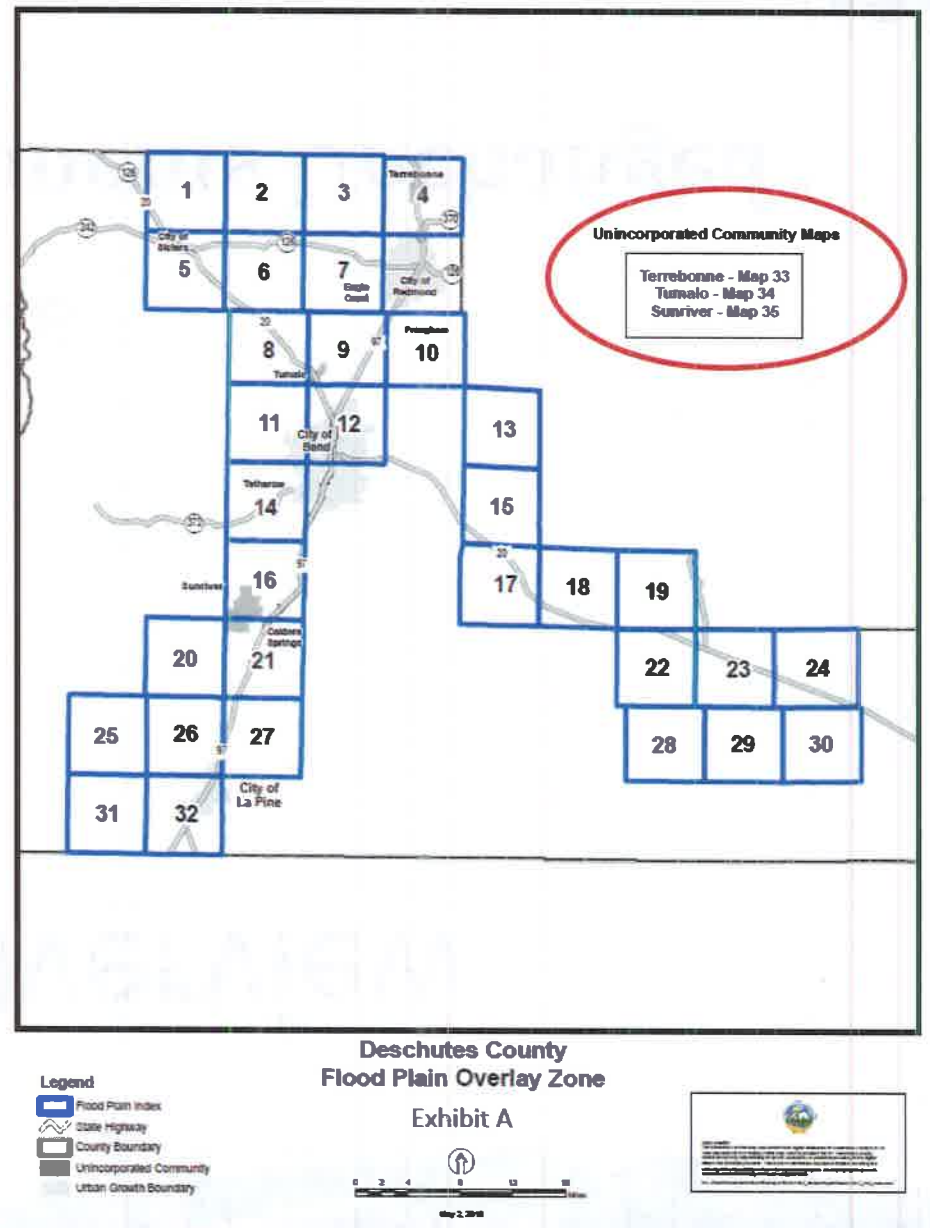
Work Session Overview

- **Zone Change**
 - Map Revisions
- **Text Amendments**
 - Revisions to Chapter 18.96
- **Note: Plan Amendments Unchanged**



Zone Change

Reference to
Unincorporated
Community Maps



Reference to Unincorporated Community Maps



Text Amendments – 18.96

18.96.030. Uses Permitted Outright

- (A) Primary zone determines uses that are permitted outright.
- (B) Specified uses permitted outright.
 - Agricultural use
 - Forest products
 - Residential lawn, garden, or play area
 - Road projects and related earth moving (not flood plain development)
 - Operation, maintenance, and piping of irrigation systems
 - Recreational vehicles



Text Amendments - 18.96

18.96.030. Uses Permitted Outright (cont.)

- (B)(10) Uses listed in section 18.120.050, Fill and Removal Exceptions.
- (B)(11) Exception to standards of 18.96 if the location of development is within the boundary of the Flood Plain Combining Zone but determined to be located outside of the Special Flood Hazard Area (aka 100-year flood plain).



Text Amendments – 18.96

18.96.040. Conditional Uses Permitted

- (A) Primary zone determines uses that are permitted as conditional uses.
- (B) “Flood plain development.”

“flood plain development” means any man made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials located within the area of special flood hazard.



Text Amendments – 18.96

18.96.040. Conditional Uses Permitted (cont.)

- (C) Specific uses permitted as conditional uses.
 - Bridges
 - Earth moving in waterway or wetland
 - Boat docks
 - Irrigation district surface mining
 - Land divisions



Text Amendments – 18.96

18.96.045. Use Limitations

- Proposed section removed. The proposed exception for structures in the flood plain zone but found to be outside of the special flood hazard area was incorporated into section 18.96.030.



Text Amendments – 18.96

18.96.070. Application for Conditional Use

- (A) Exception to the submission of flood elevation data if the proposal expressly precludes residential and non-residential construction in the flood plain area.



Text Amendments – 18.96

18.96.080. Criteria to Evaluate Conditional Uses

- (E)(4) Exception to the submission of flood elevation data if the proposal expressly precludes residential and non-residential construction in the flood plain area.
- (G)(8) Incidental storage is moved from section 18.96.040.
 - Will continue to be a conditional use as “Flood Plain Development.”



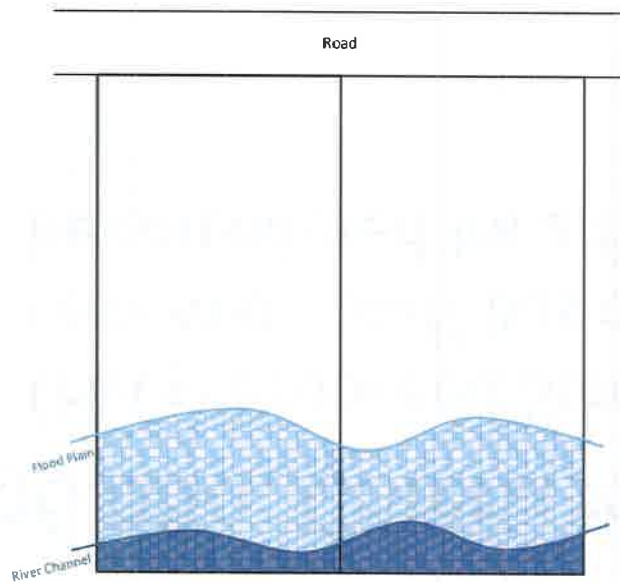
Text Amendments – 18.96

18.96.080. Criteria to Evaluate Conditional Uses

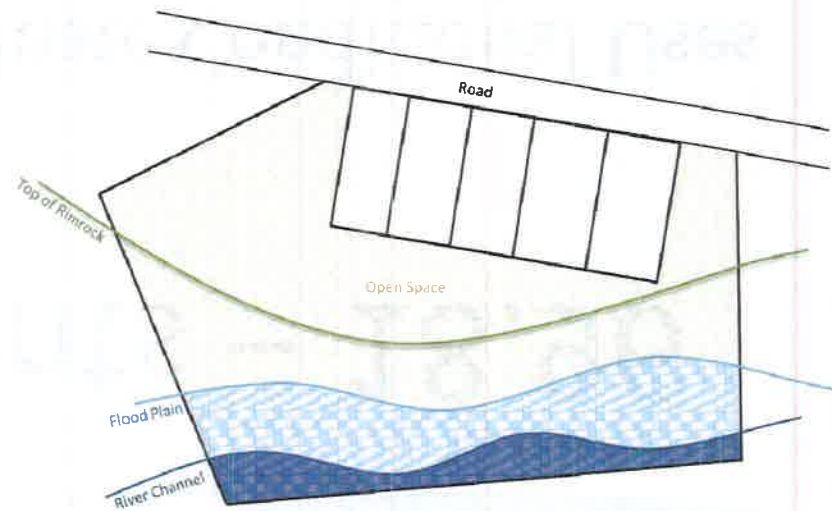
- (H)(5) Proposed Stream Habitat Restoration section removed. Staff has determined these standards should be considered for a future individual amendment.



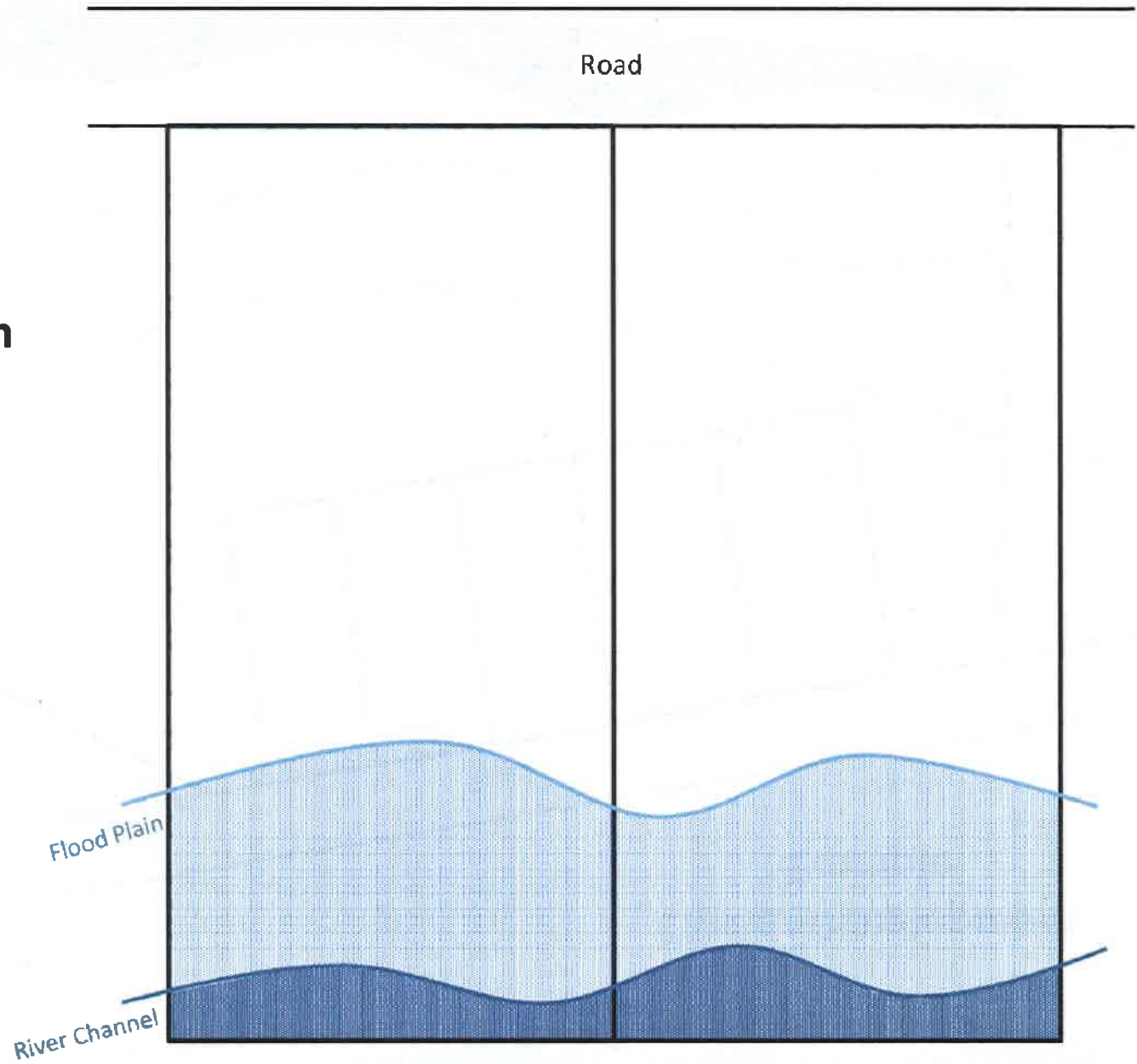
Land Division Examples



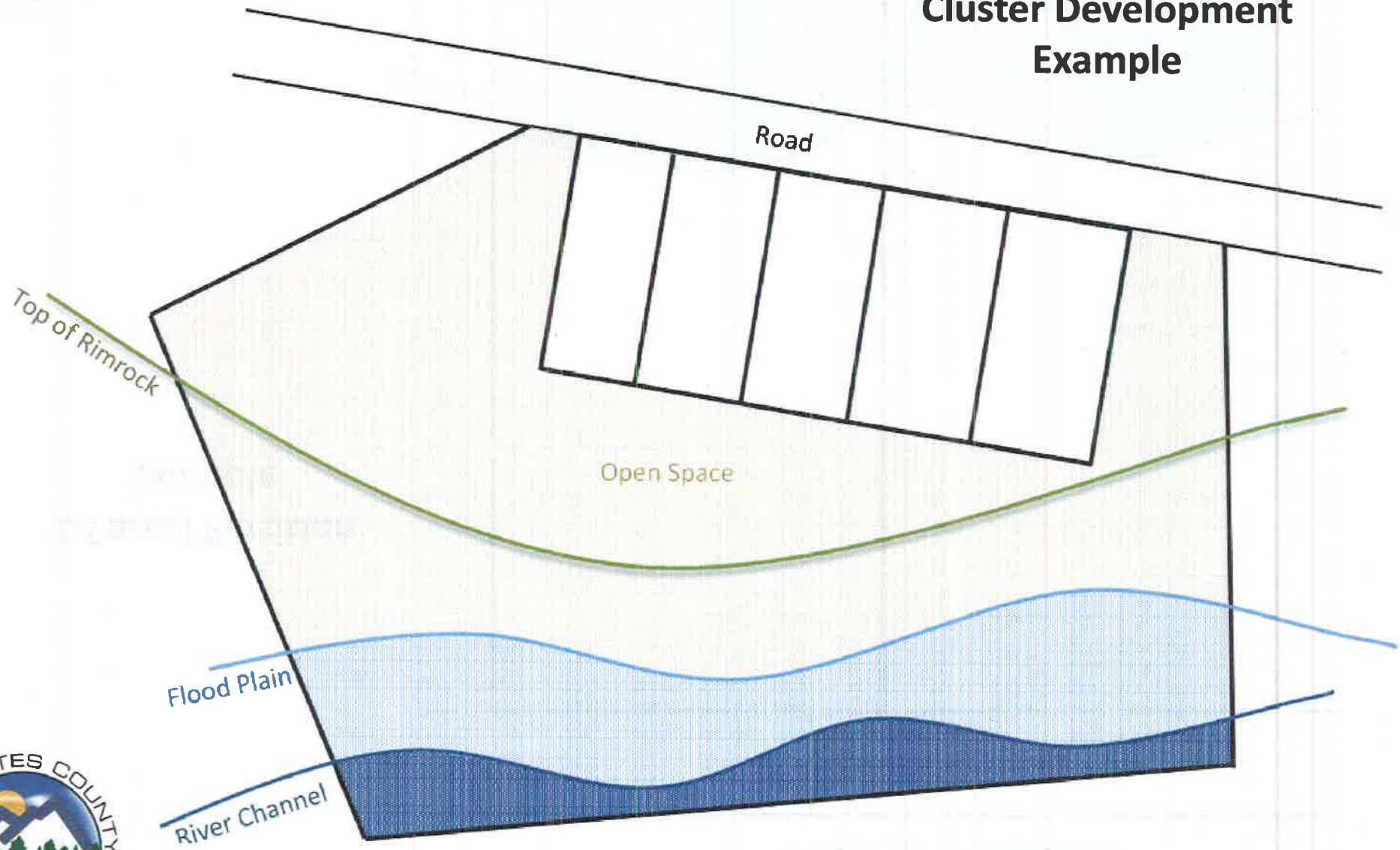
Land Partition - Clusters Development



2-Parcel Partition Example

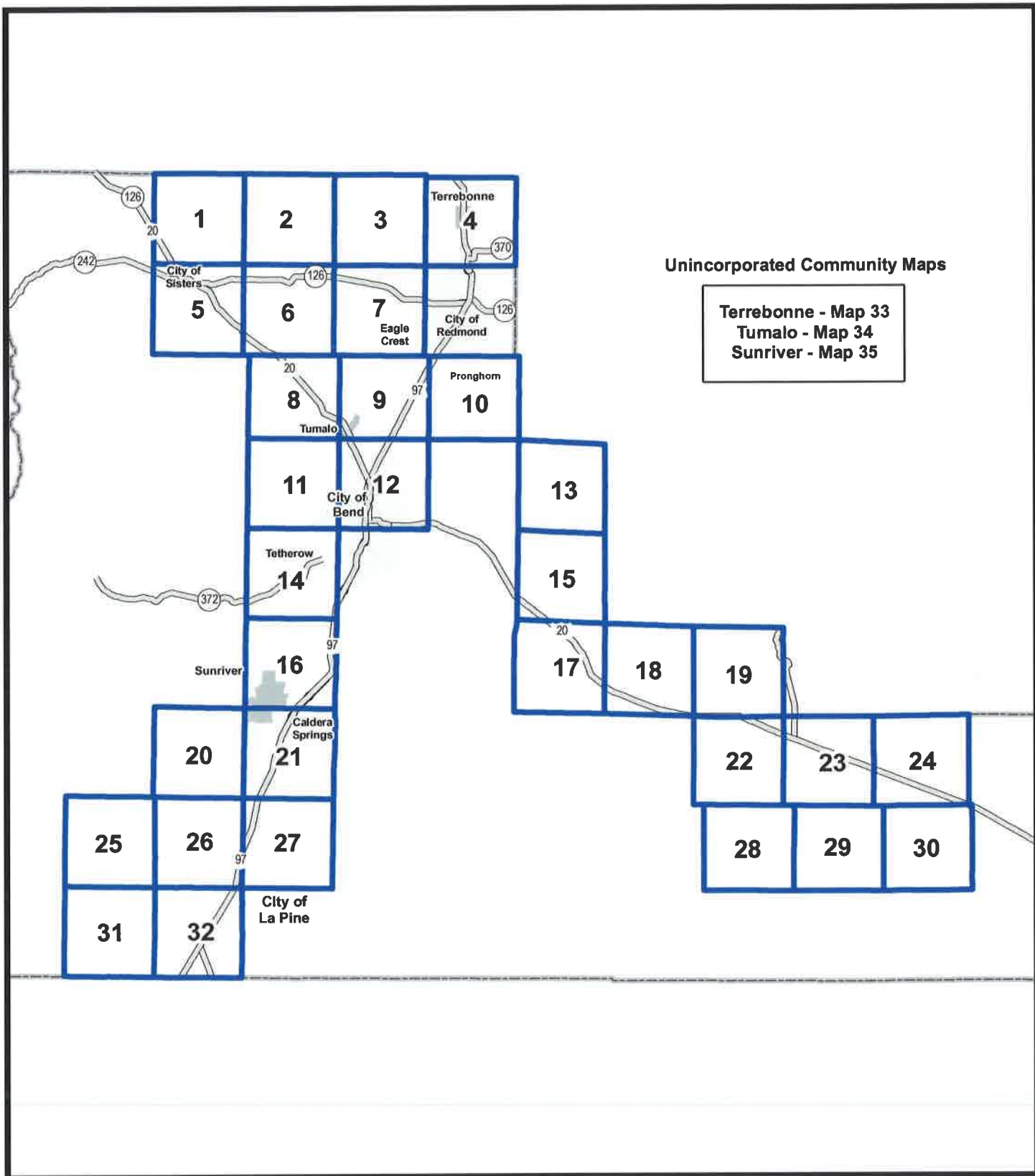


Cluster Development Example



Questions of Staff?





Deschutes County Flood Plain Overlay Zone

Exhibit A

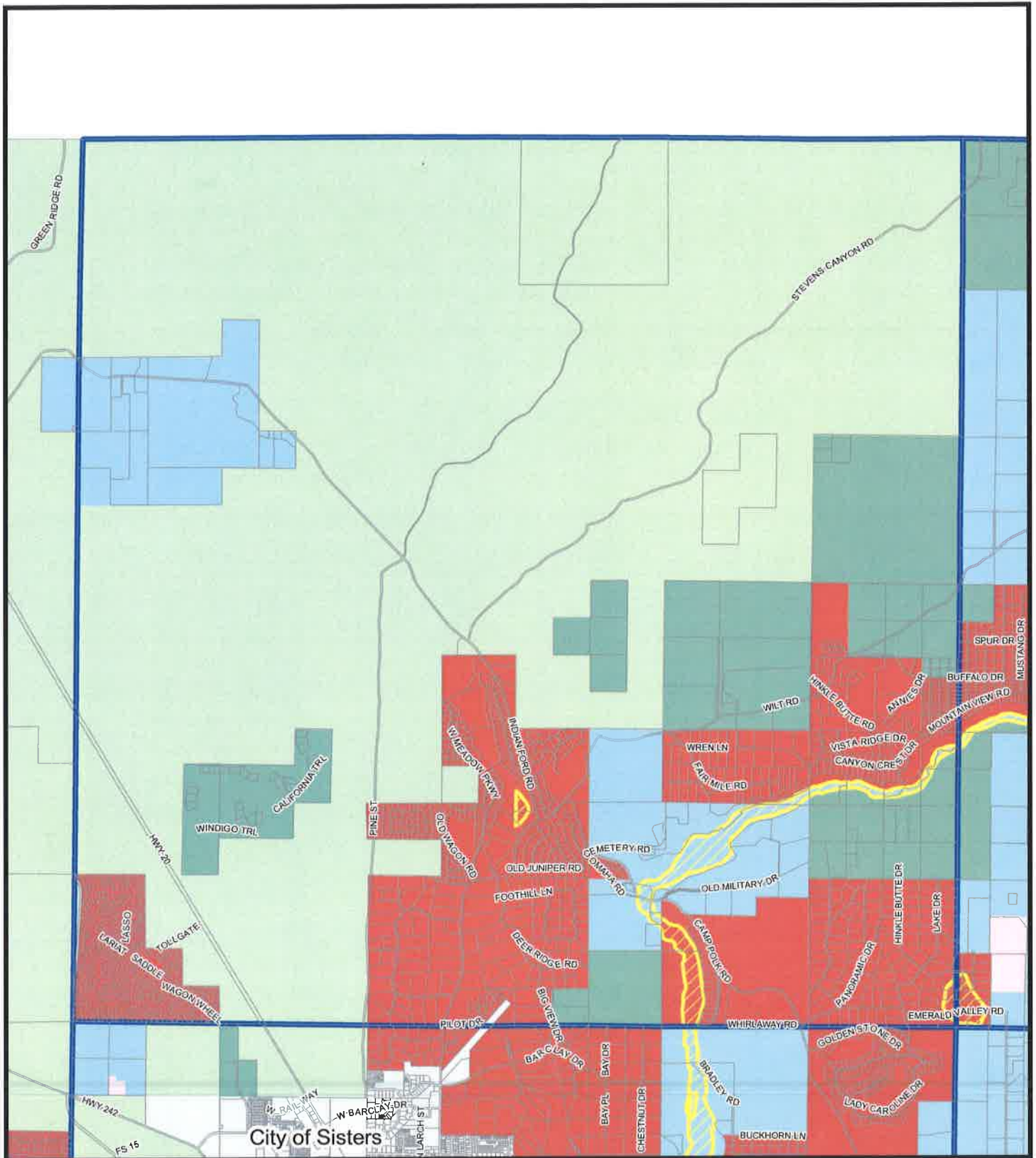
Legend

-  Flood Plain Index
-  State Highway
-  County Boundary
-  Unincorporated Community
-  Urban Growth Boundary



May 2, 2016





Flood Plain Overlay Zone

Map 1 of 35

Legend

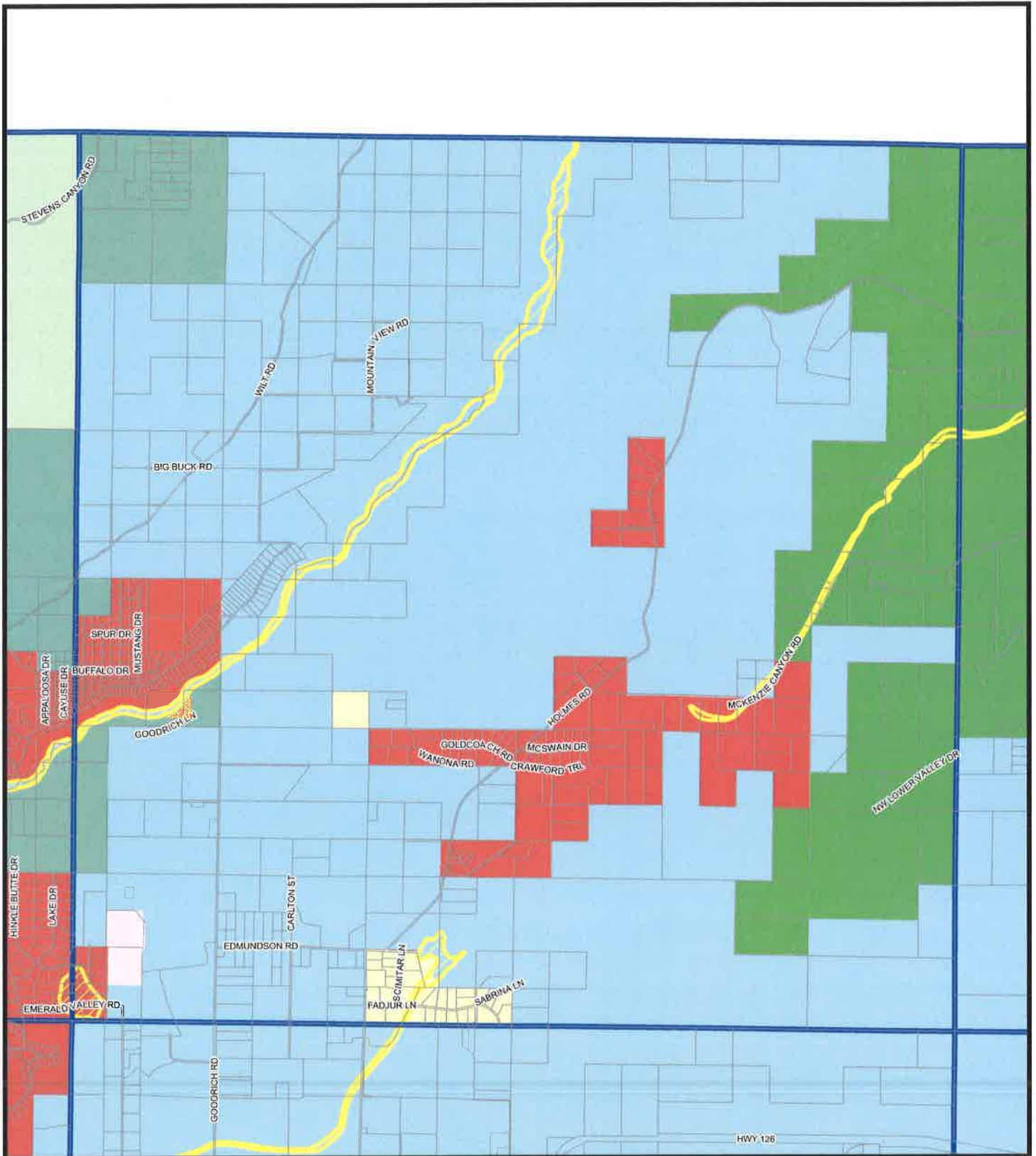
- Index
- Unincorporated Community
- Flood Plain Overlay Zone
- County Zoning
 - AOO - Airfield Operations District
 - ASD - Aviation Support District
 - ASDRA - Aviation Support District Reserve Area
 - ARID - Aviation Related Industrial District
 - ARIDRA - Aviation Related Industrial District Reserve Area
 - EFUAL - Alfalfa Subzone
 - EFUHR - Horse Ridge Subzone
 - EFULA - La Pine Subzone
 - EFULB - Lower Bridge Subzone
 - EFUSC - Sisters/Oliverdale Subzone
 - EFUTE - Teresebonne Subzone
 - EFUTRB - Tumalo/Tedmond/Send Subzone
 - F1 - Forest Use 1
 - F2 - Forest Use 2
 - MUA10 - Multiple Use Agricultural
 - OS&C - Open Space & Conservation
 - RI - Rural Industrial
 - RG - Rural Commercial
 - RR10 - Rural Residential
 - SM - Surface Mining
 - SMURA - Surface Mining URA
 - UAR10 - Urban Area Reserve - 10 Acre Minimum
 - SR 2.5 - Residential 2.5 Acre Minimum



May 2, 2017



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Flood Plain Overlay Zone

Map 2 of 35

Legend

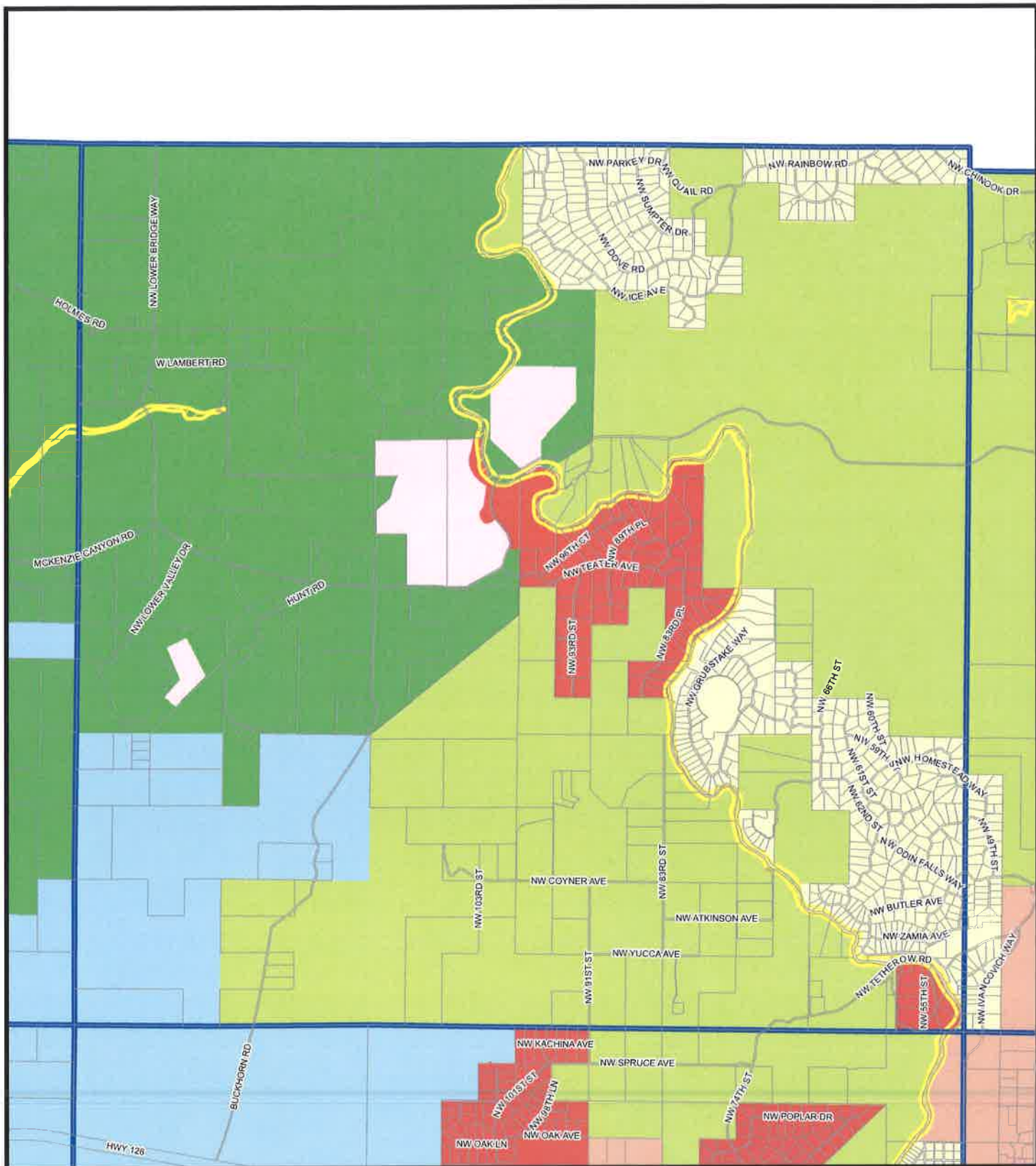
- Index
- Unincorporated Community
- Flood Plain Overlay Zone
- County Zoning**
 - AOD - Airfield Operations District
 - ASD - Aviation Support District
 - ASDRA - Aviation Support District Reserve Area
 - ARIDRA - Aviation Related Industrial District Reserve Area
 - ARIDRA - Aviation Related Industrial District Reserve Area
 - EFUAL - Allotment Subzone
 - EFUHR - Horse Ridge Subzone
 - EFULA - La Pine Subzone
 - EFULB - Lower Bridge Subzone
 - EFUSC - Sisters/Cityview Subzone
 - EFUTE - Terrace Subzone
 - EFUTRB - Tunnel/Redwood Bend Subzone
 - F1 - Forest Use 1
 - F2 - Forest Use 2
 - MUA10 - Multiple Use Agricultural
 - OS&C - Open Space & Conservation
 - RI - Rural Industrial
 - RC - Rural Commercial
 - RR10 - Rural Residential
 - SM - Surface Mining
 - SMURA - Surface Mining URA
 - UAR10 - Urban Area Reserve - 10 Acre Minimum
 - RR 2.5 - Residential 2.5 Acre Minimum



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Flood Plain Overlay Zone

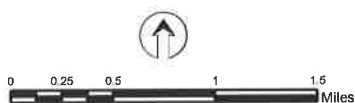
Map 3 of 35

Legend

- Index
- Unincorporated Community
- Flood Plain Overlay Zone

County Zoning

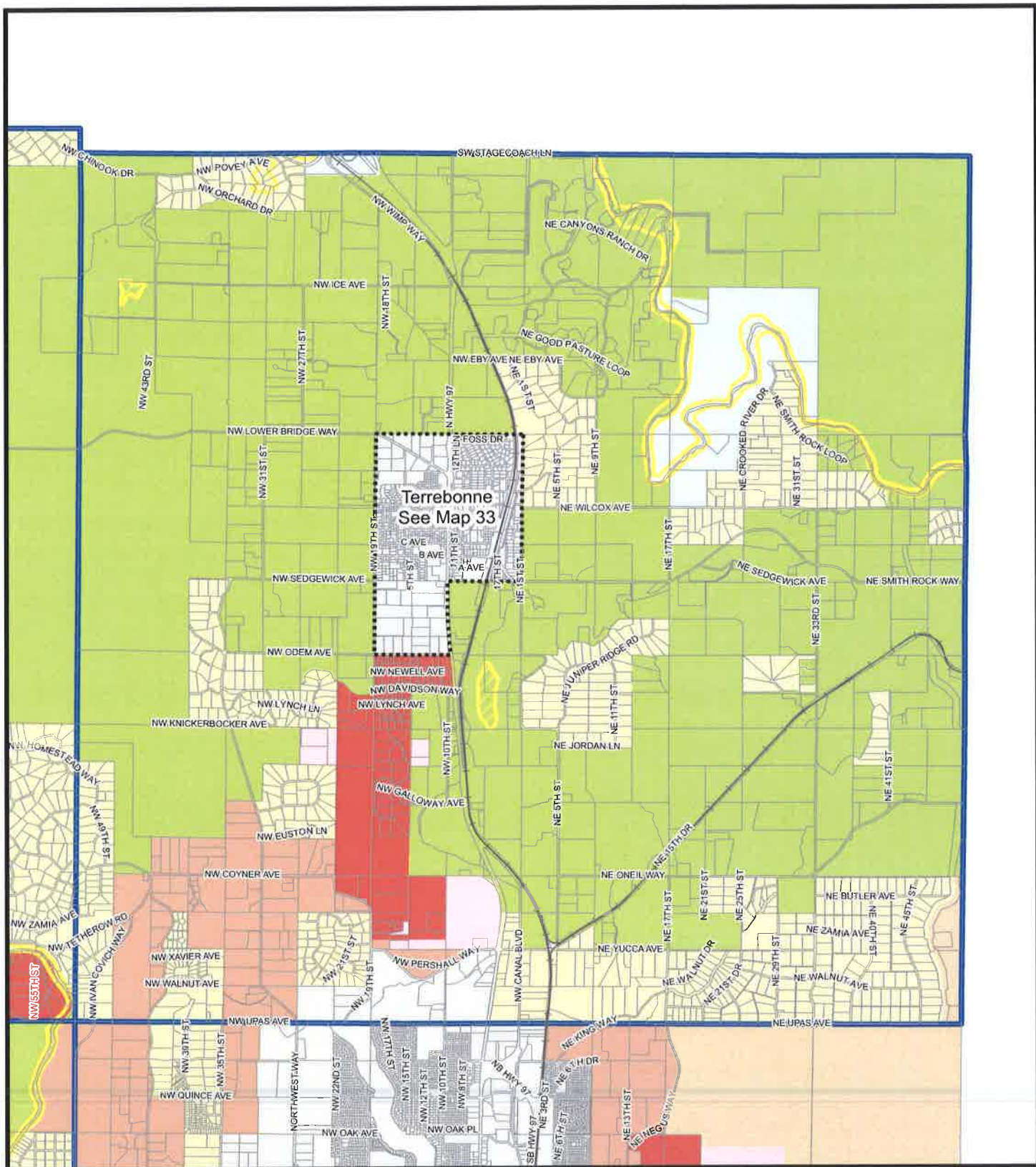
- AOD - Airfield Operations District
- ASD - Aviation Support District
- ASDRA - Aviation Support District Reserve Area
- ARID - Aviation Related Industrial District
- ARIDRA - Aviation Related Industrial District Reserve Area
- EFUAL - Allstate Subzone
- EFUHR - Horse Ridge Subzone
- EFULA - La Pine Subzone
- EFULB - Lower Bridge Subzone
- EFUSC - Sisters/Cloverdale Subzone
- EFUTE - Terrebonne Subzone
- EFUTRB - Tumalo/Rainmond/Breed Subzone
- F1 - Forest Use 1
- F2 - Forest Use 2
- MUA10 - Multiple Use Agricultural
- OSAC - Open Space & Conservation
- RI - Rural Industrial
- RC - Rural Commercial
- RR10 - Rural Residential
- SM - Surface Mining
- SMRUA - Surface Mining LRA
- UAR10 - Urban Area Reserve - 10 Acre Minimum
- SR 2.5 - Residential 2.5 Acre Minimum



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Flood Plain Overlay Zone

Map 4 of 35

Legend

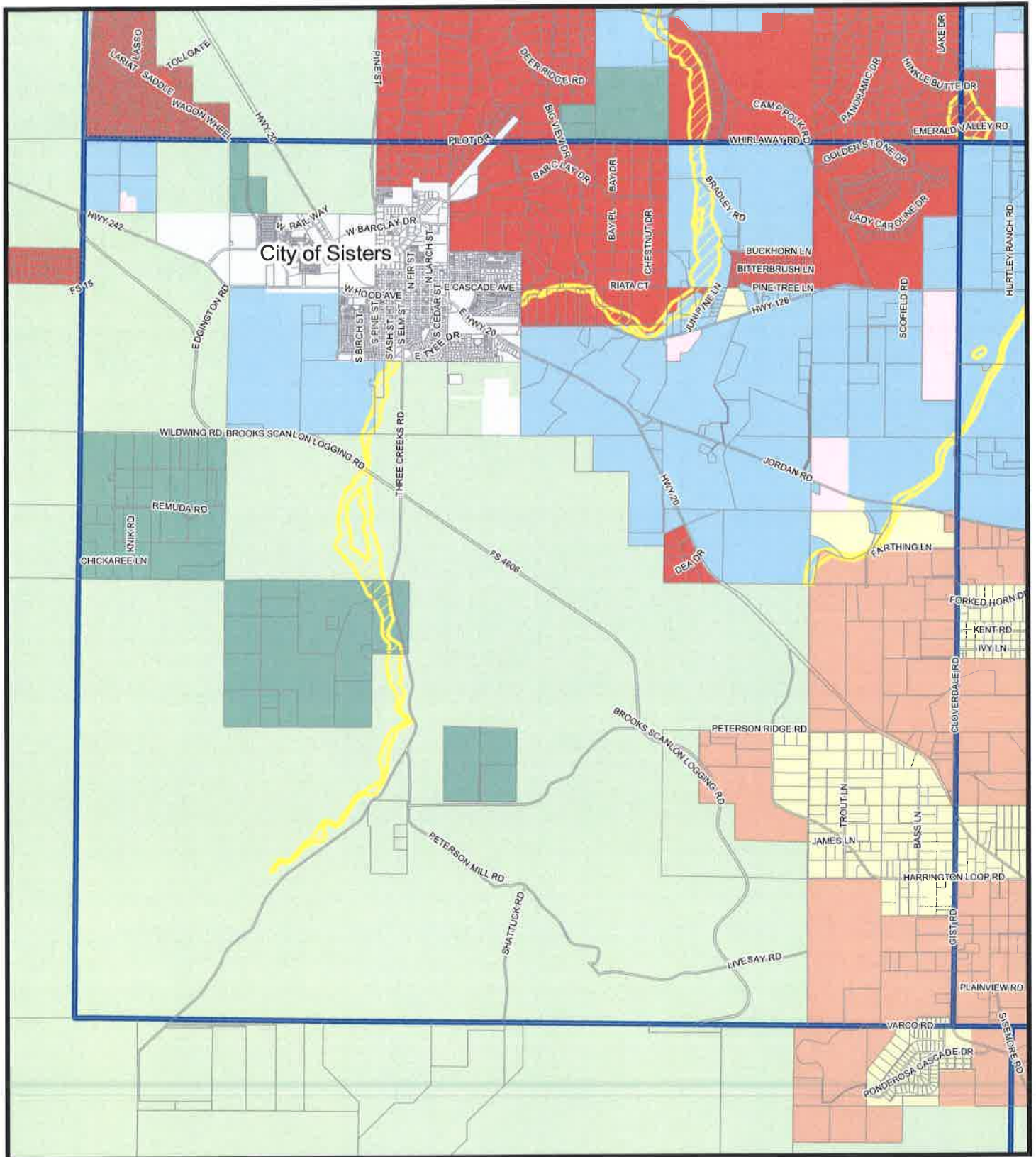
- Index
- Unincorporated Community
- Flood Plain Overlay Zone
- County Zoning**
 - AOD - Airfield Operations District
 - ASD - Aviation Support District
 - ASDRA - Aviation Support District Reserve Area
 - ARID - Aviation Related Industrial District
 - ARIDRA - Aviation Related Industrial District Reserve Area
 - EFUAL - Alhalla Subzone
 - EFUHR - Horse Ridge Subzone
 - EFULA - La Pine Subzone
 - EFULB - Lower Bridge Subzone
 - EFUSC - Slaters/Cloverdale Subzone
- EFUTE - Terrebonne Subzone
- EFUTRB - Turners/Bend Subzone
- F1 - Forest Use 1
- F2 - Forest Use 2
- MJA10 - Multiple Use Agriculture
- OS&C - Open Space & Conservation
- RI - Rural Industrial
- RC - Rural Commercial
- RR10 - Rural Residential
- SM - Surface Mining
- SMURA - Surface Mining URA
- UAR10 - Urban Area Reserve - 10 Acres Minimum
- SR2.5 - Residential 2.5 Acres Minimum

0 0.25 0.5 1 1.5 Miles

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Flood Plain Overlay Zone

Map 5 of 35

Legend

- Index
- Unincorporated Community
- Flood Plain Overlay Zone

County Zoning

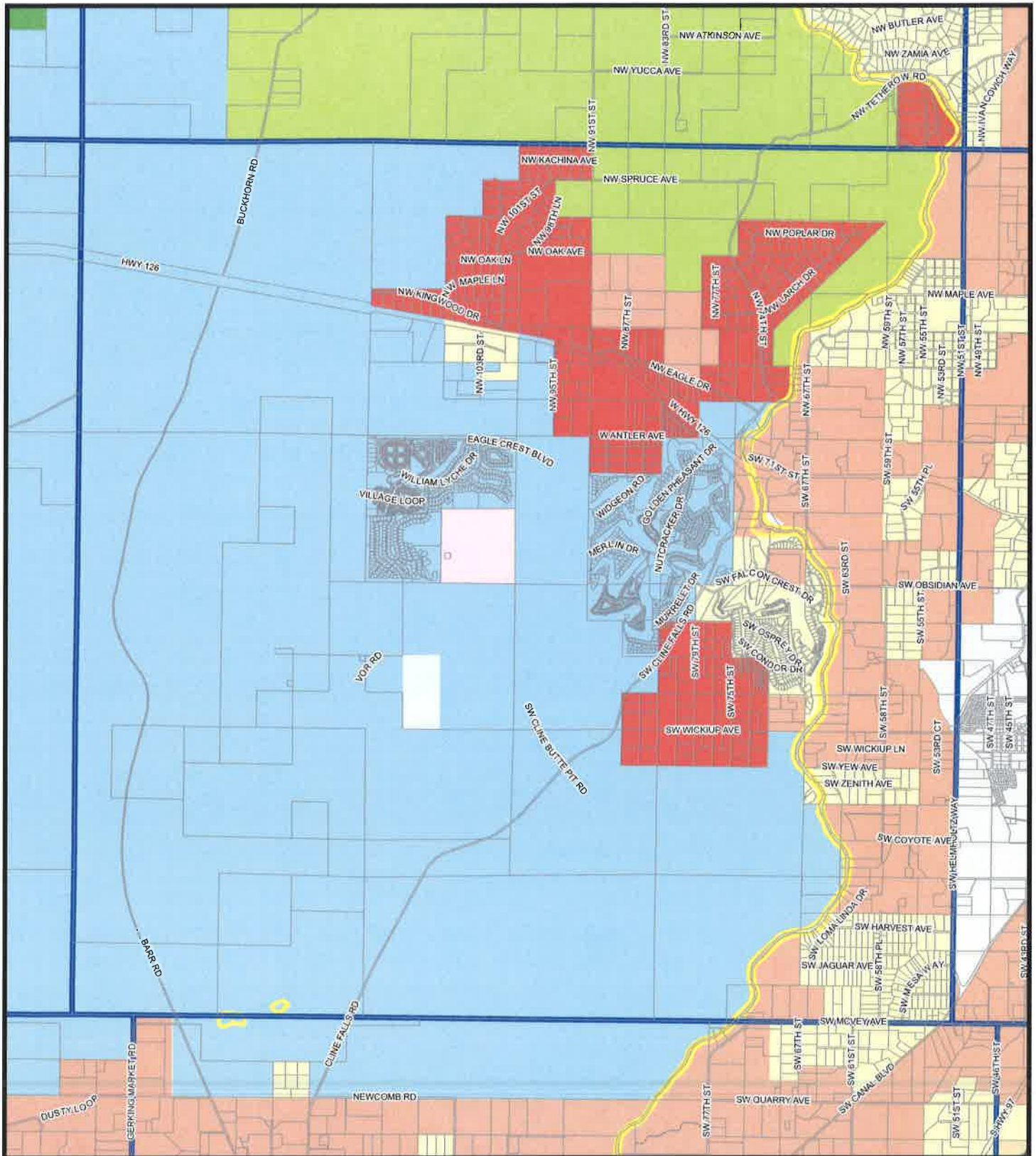
- ADD - Aircraft Operations District
- ASD - Aviation Support District
- ASDRA - Aviation Support District Reserve Area
- ARID - Aviation Related Industrial District
- ARIDRA - Aviation Related Industrial District Reserve Area
- EFUAL - Affluence Subzone
- EFUHR - Horse Ridge Subzone
- EFULA - La Pine Subzone
- EFULB - Lower Bridge Subzone
- EFUSC - Sisters/Clatskanie Subzone
- EFUTE - Terrebonne Subzone
- EFUTRB - Tualatin/Rodmond/Bent Subzone
- F1 - Forest Use 1
- F2 - Forest Use 2
- MUA10 - Multiple Use Agricultural
- OS&C - Open Space & Conservation
- RI - Rural Industrial
- RC - Rural Commercial
- RR10 - Rural Residential
- SM - Surface Mining
- SMURA - Surface Mining URA
- UAR10 - Urban Area Reserve - 10 Acre Minimum
- SR25 - Residential 2.5 Acre Minimum



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Flood Plain Overlay Zone

Map 7 of 35

Legend

- Index
- Unincorporated Community
- Flood Plain Overlay Zone

County Zoning

- AOD - Airfield Operations District
- ASD - Aviation Support District
- ASDRA - Aviation Support District Reserve Area
- ARID - Aviation Related Industrial District
- ARIDRA - Aviation Related Industrial District Reserve Area
- EFUAL - Alfalfa Subzone
- EFUHR - Horse Ridge Subzone
- EFULA - La Pine Subzone
- EFUAR - Lower Bridge Subzone
- EFUSC - Sisters/Cloverdale Subzone
- EFUTE - Terrebonne Subzone
- EFUTRB - Tumalo/Redmond/Bend Subzone
- F1 - Forest Use 1
- F2 - Forest Use 2
- MUA10 - Multiple Use Agricultural
- OS&C - Open Space & Conservation
- RI - Rural Industrial
- RC - Rural Commercial
- RR10 - Rural Residential
- SM - Surface Mining
- SMURA - Surface Mining URA
- UAR10 - Urban Area Reserve - 10 Acre Minimum
- SR2.5 - Residential 2.5 Acre Minimum

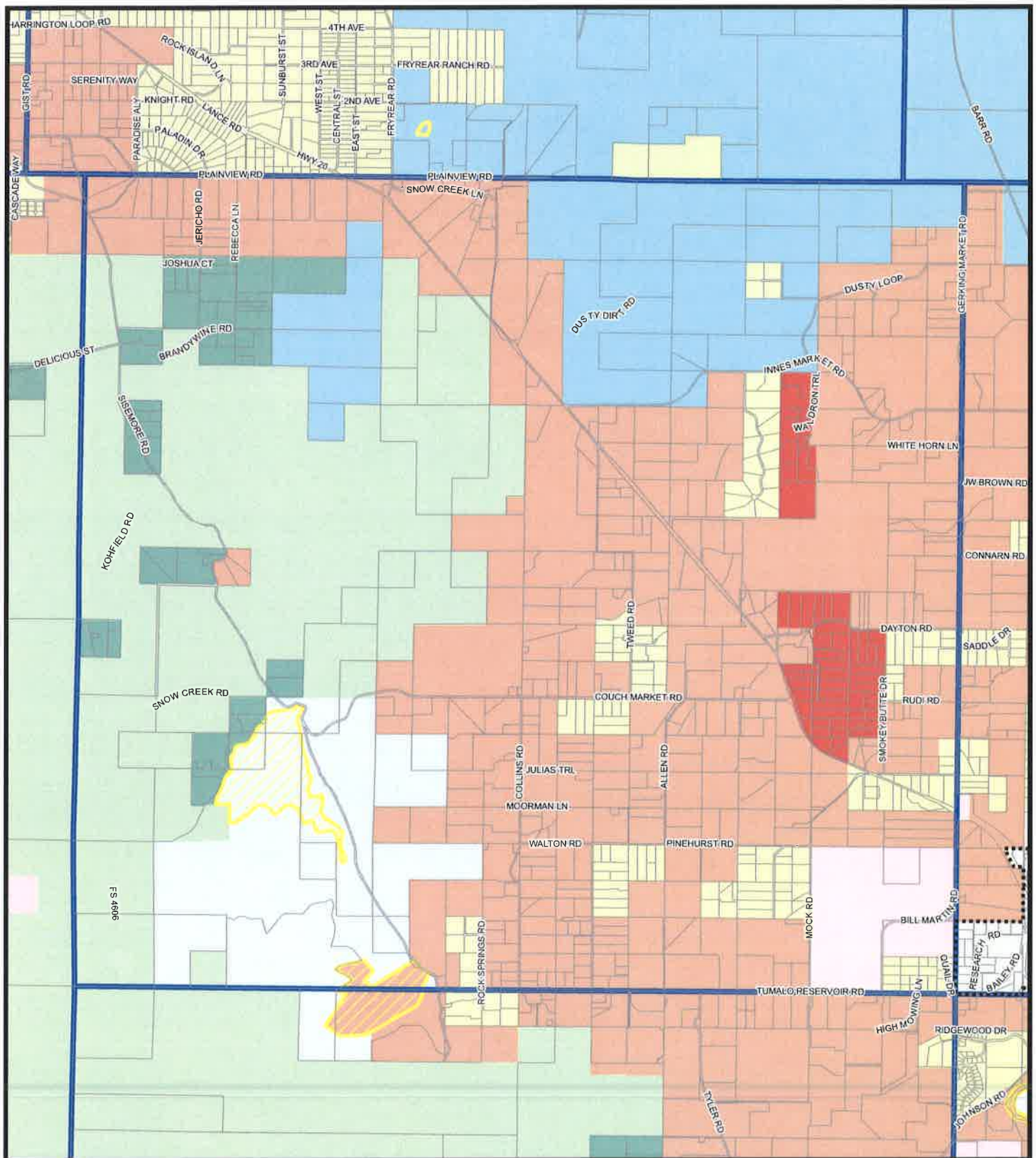


0 0.25 0.5 1 1.5 Miles

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Flood Plain Overlay Zone

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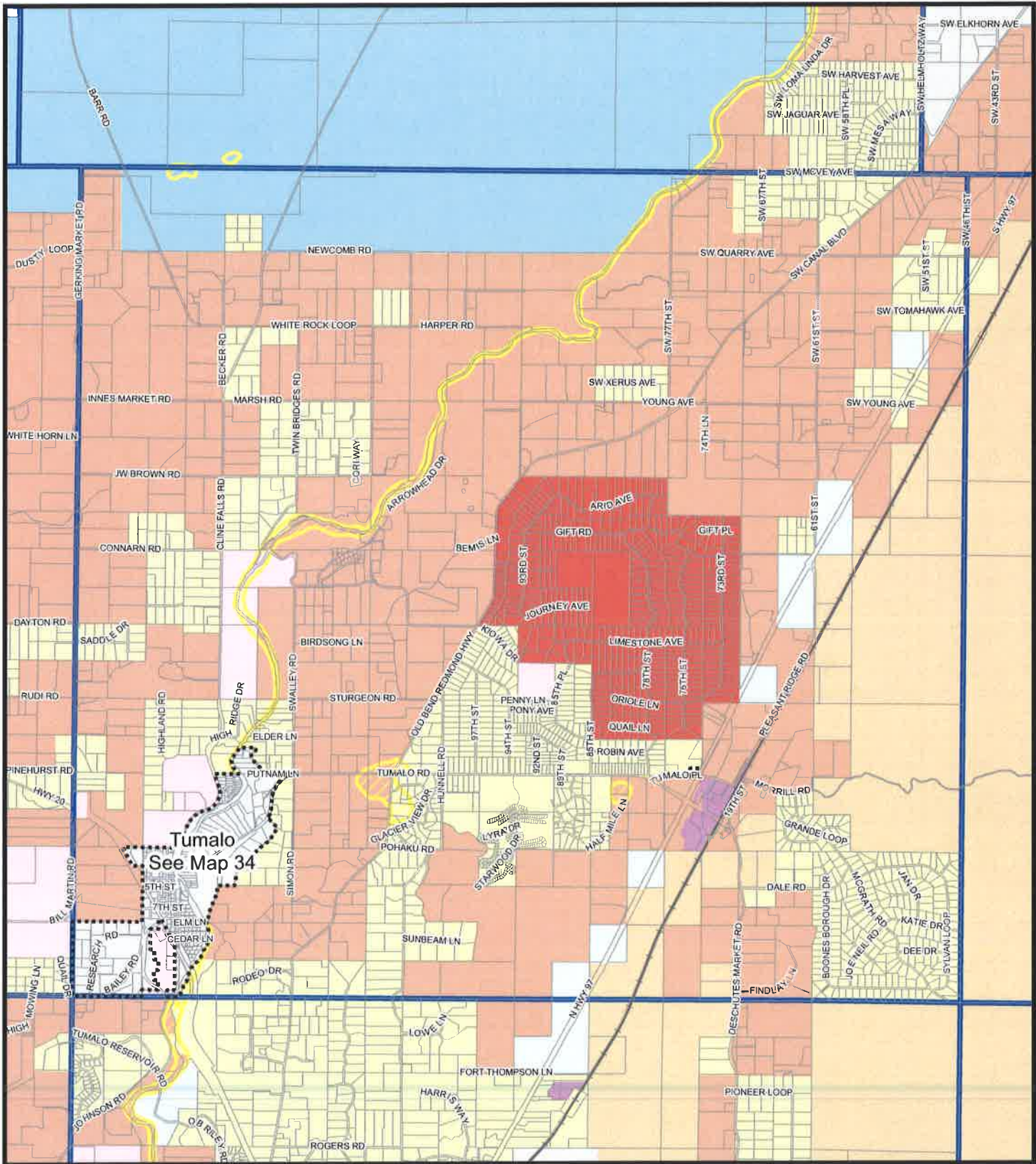
- Legend**
- Index
 - Unincorporated Community
 - Flood Plain Overlay Zone
 - County Zoning**
 - ACD - Airfield Operations District
 - ASD - Aviation Support District
 - ASDRA - Aviation Support District Reserve Area
 - ARID - Aviation Related Industrial District
 - ARIDRA - Aviation Related Industrial District Reserve Area
 - EFUAL - Albion Subzone
 - EFUHR - Horse Ridge Subzone
 - EFULA - La Pine Subzone
 - EFULB - Lower Bridge Subzone
 - EFUSC - Sisters/Cloverdale Subzone
 - EFUTE - Tetonville Subzone
 - EFUTRB - Timber/Roadwood/Bend Subzone
 - F1 - Forest Use 1
 - F2 - Forest Use 2
 - MUA10 - Multiple Use Agricultural
 - OSAC - Open Space & Conservation
 - RI - Rural Industrial
 - RC - Rural Commercial
 - RR10 - Rural Residential
 - SM - Surface Mining
 - SMURA - Surface Mining URA
 - UAR10 - Urban Area Reserve - 10 Acre Minimum
 - RR2.5 - Residential 2.5 Acre Minimum



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Flood Plain Overlay Zone

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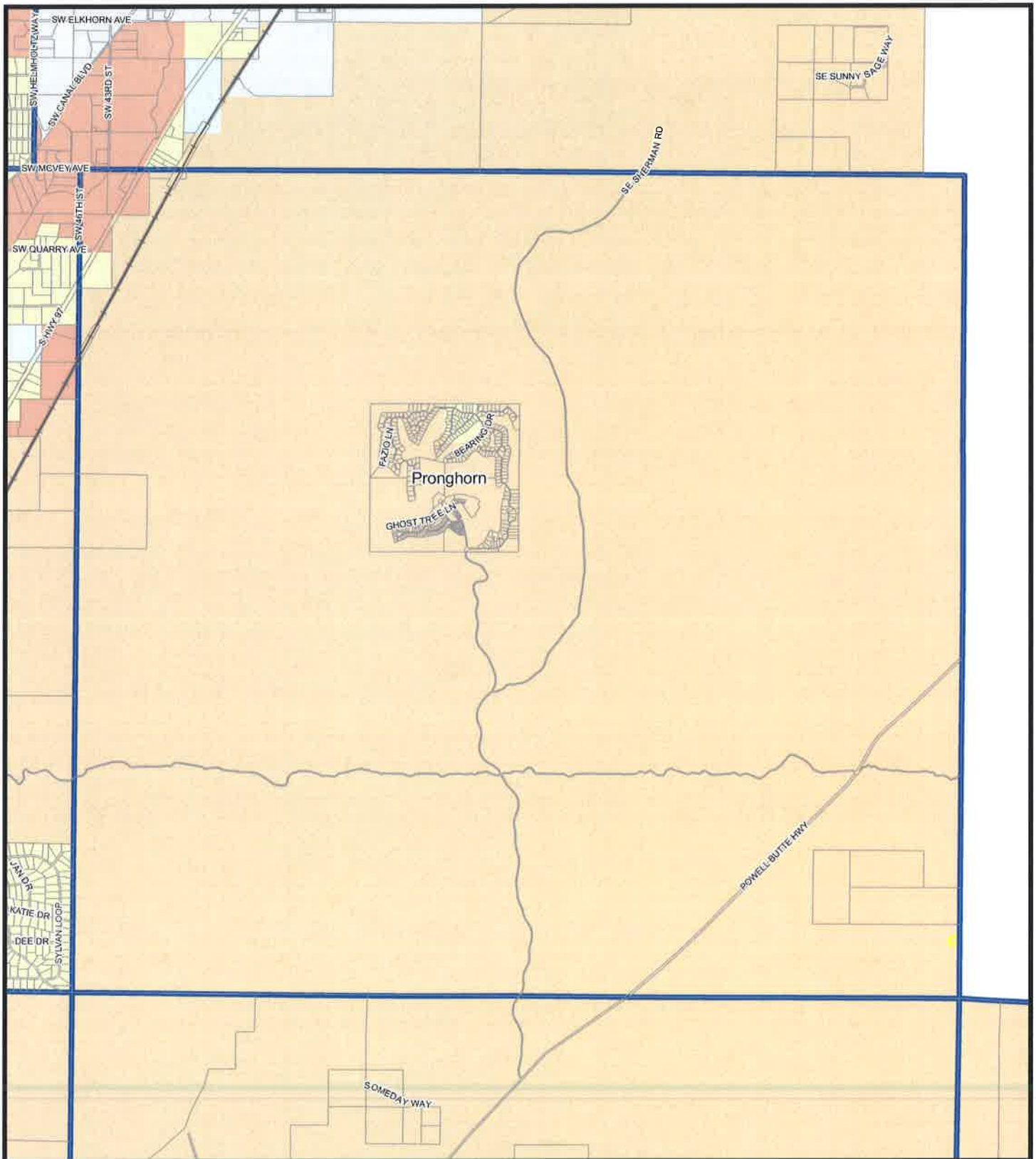
- Legend**
- Index
 - Unincorporated Community
 - Flood Plain Overlay Zone
 - County Zoning
 - ADD - Airfield Operations District
 - ASD - Aviation Support District
 - ASDRA - Aviation Support District Reserve Area
 - ARID - Aviation Related Industrial District
 - ARIDRA - Aviation Related Industrial District Reserve Area
 - EFUL - Alluvial Subzone
 - EFUHR - Horse Ridge Subzone
 - EFULA - La Pine Subzone
 - EFULB - Lower Bridge Subzone
 - EFUSG - Sisters/Cloverdale Subzone
 - EFUTE - Terraviva Subzone
 - EFUTRB - Tumalo/Bend/Redmond Subzone
 - F1 - Forest Use 1
 - F2 - Forest Use 2
 - MUA10 - Multiple Use Agricultural
 - OSAC - Open Space & Conservation
 - RI - Rural Industrial
 - RC - Rural Commercial
 - RR10 - Rural Residential
 - SM - Surface Mining
 - SMUA - Surface Mining URA
 - UAR10 - Urban Area Reserve - 10 Acre Minimum
 - RR2.5 - Residential 2.5 Acre Minimum



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Flood Plain Overlay Zone

Map 10 of 35

Legend

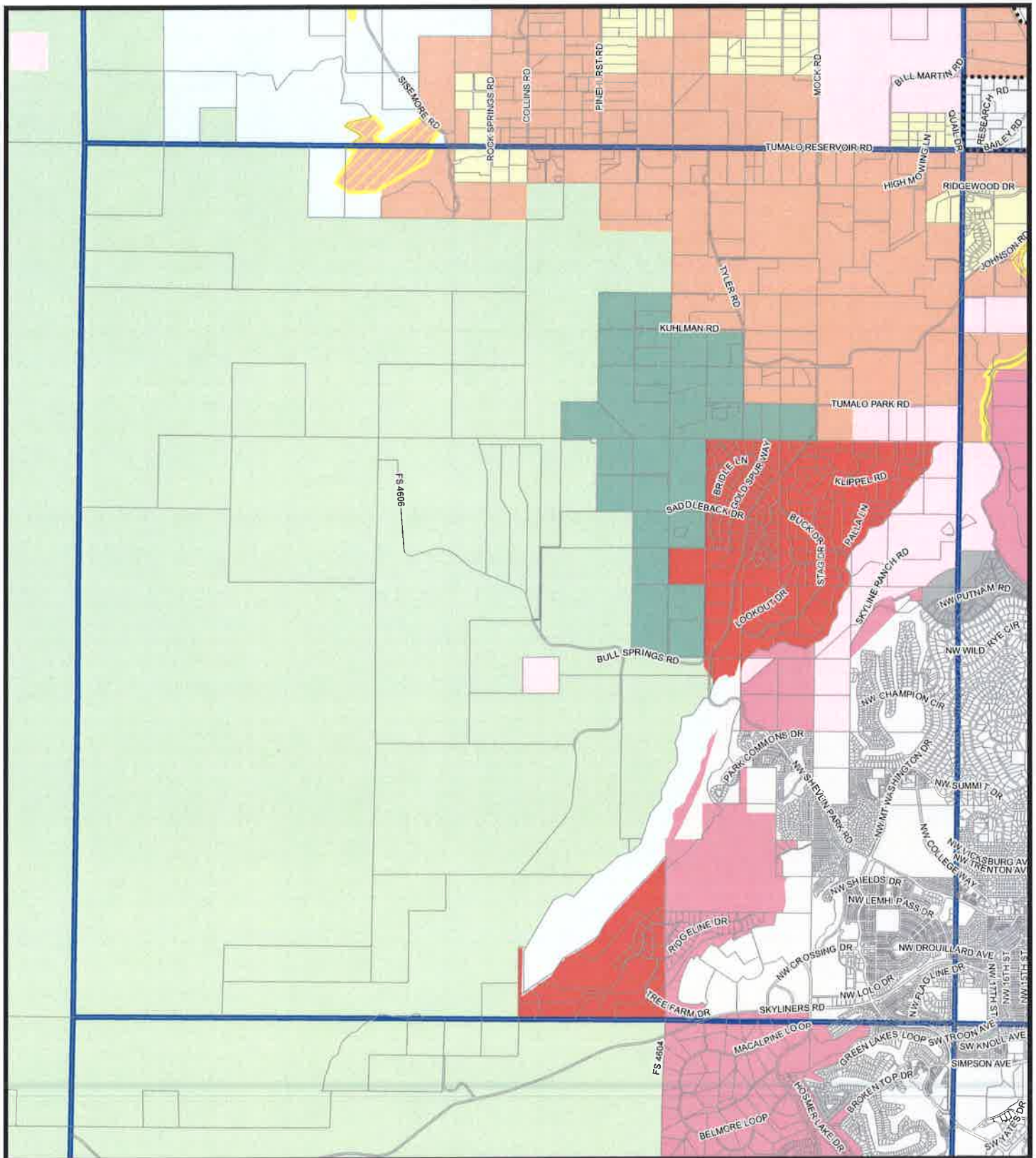
- Index
- Unincorporated Community
- Flood Plain Overlay Zone
- County Zoning**
 - AOD - Airfield Operations District
 - ASD - Aviation Support District
 - ASDRA - Aviation Support District Reserve Area
 - ARID - Aviation Related Industrial District
 - ARIDRA - Aviation Related Industrial District Reserve Area
 - EFUL - Allstate Subzone
 - EFUHR - Horse Ridge Subzone
 - EFULA - La Pine Subzone
 - EFULB - Lower Bridge Subzone
 - EFUSC - Sisters/Cloverdale Subzone
 - EFUTE - Terrebonne Subzone
 - EFUTRB - Turrelto/Radmond/Terrel Subzone
 - F1 - Forest Use 1
 - F2 - Forest Use 2
 - MUA10 - Multiple Use Agricultural
 - OSAC - Open Space & Conservation
 - RI - Rural Industrial
 - RC - Rural Commercial
 - RR10 - Rural Residential
 - SM - Surface Mining
 - SMURA - Surface Mining URA
 - UAR10 - Urban Area Reserve - 10 Acre Minimum
 - BR2.5 - Residential 2.5 Acre Minimum



May 2, 2017



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Flood Plain Overlay Zone

Map 11 of 35

- Legend**
- Index
 - Unincorporated Community
 - Flood Plain Overlay Zone
 - County Zoning**
 - AGD - Airfield Operations District
 - ASD - Aviation Support District
 - ASDRA - Aviation Support District Reserve Area
 - ARID - Aviation Related Industrial District
 - ARIDRA - Aviation Related Industrial District Reserve Area
 - EFUAL - Alfalfa Subzone
 - EFUHR - Horse Ridge Subzone
 - EFUL A - La Pine Subzone
 - EFUL B - Lower Bridge Subzone
 - EFULSC - Sisters/Cleaveland Subzone
 - EFUTE - Tetonville Subzone
 - EFUTRD - Tumalo/Tedmond/Bend Subzone
 - F1 - Forest Use 1
 - F2 - Forest Use 2
 - MUA10 - Multiple Use Agricultural
 - OS&C - Open Space & Conservation
 - RI - Rural Industrial
 - RC - Rural Commercial
 - RR10 - Rural Residential
 - SM - Surface Mining
 - SMURA - Surface Mining URA
 - UAF10 - Urban Area Reserve - 10 Acre Minimum
 - SR 2.5 - Residential 2.5 Acre Minimum

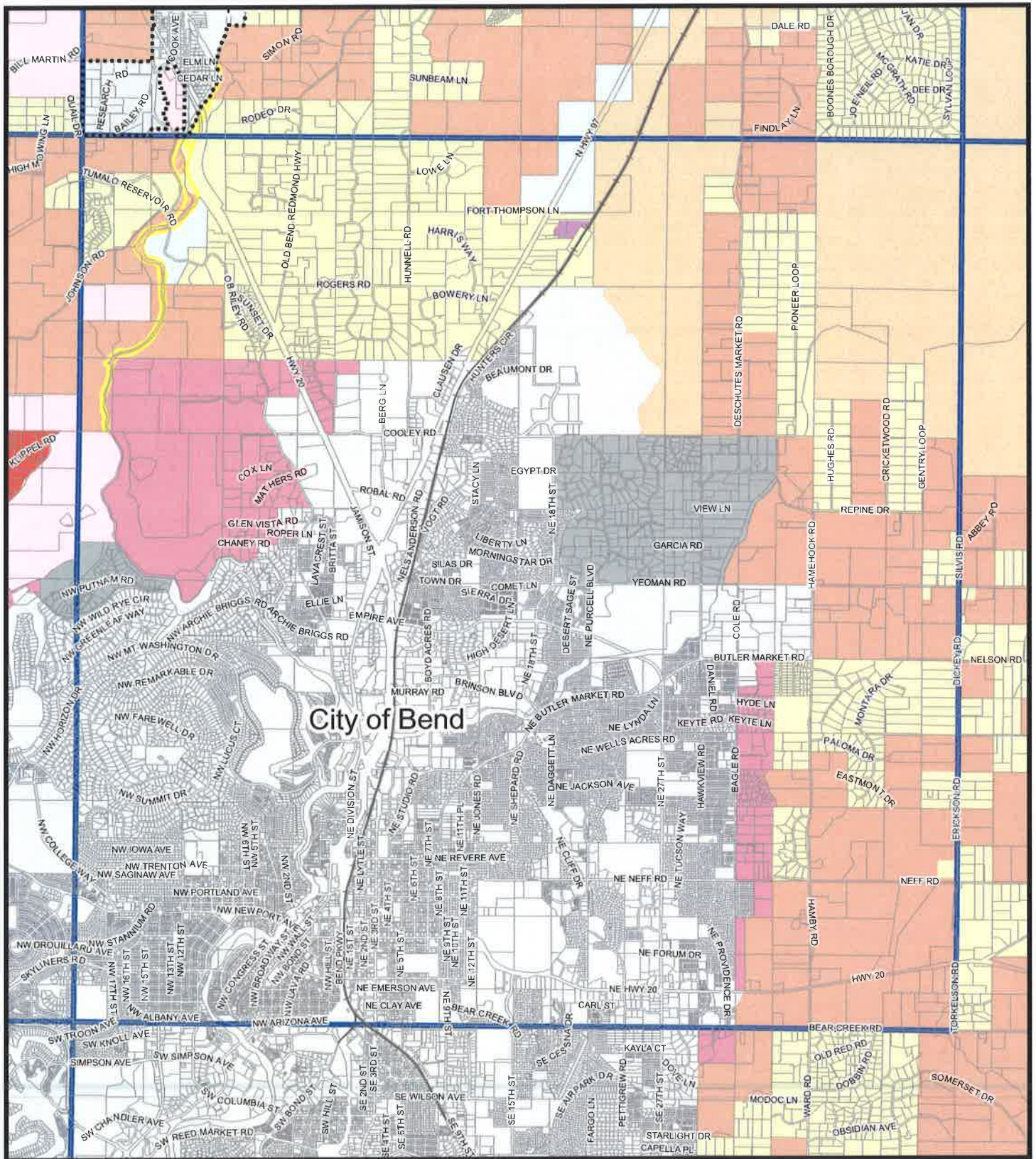


0 0.25 0.5 1 1.5 Miles

May 2, 2017



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Flood Plain Overlay Zone

Map 12 of 35

Legend

- Index
- Unincorporated Community
- Flood Plain Overlay Zone
- County Zoning**
 - AOD - Airfield Operations District
 - ASD - Aviation Support District
 - ASDRA - Aviation Support District Reserve Area
 - ARID - Aviation Related Industrial District
 - ARIDRA - Aviation Related Industrial District Reserve Area
 - EFUAL - Alfalfa Subzone
 - EFUIR - Horse Ridge Subzone
 - EFULA - La Pine Subzone
 - EFULB - Lower Bridge Subzone
 - EFUSC - Sisters/Clevedale Subzone
 - EFUTE - Tulebrook Subzone
 - EFUTRB - Tumalo/Redmond/Bend Subzone
 - F1 - Forest Use 1
 - F2 - Forest Use 2
 - MUA10 - Multiple Use Agricultural
 - OS&C - Open Space & Conservation
 - RI - Rural Industrial
 - RC - Rural Commercial
 - RRH10 - Rural Residential
 - SM - Surface Mining
 - SMURA - Surface Mining URA
 - UAR10 - Urban Area Reserve - 10 Acre Minimum
 - SRF2.5 - Residential 2.5 Acre Minimum

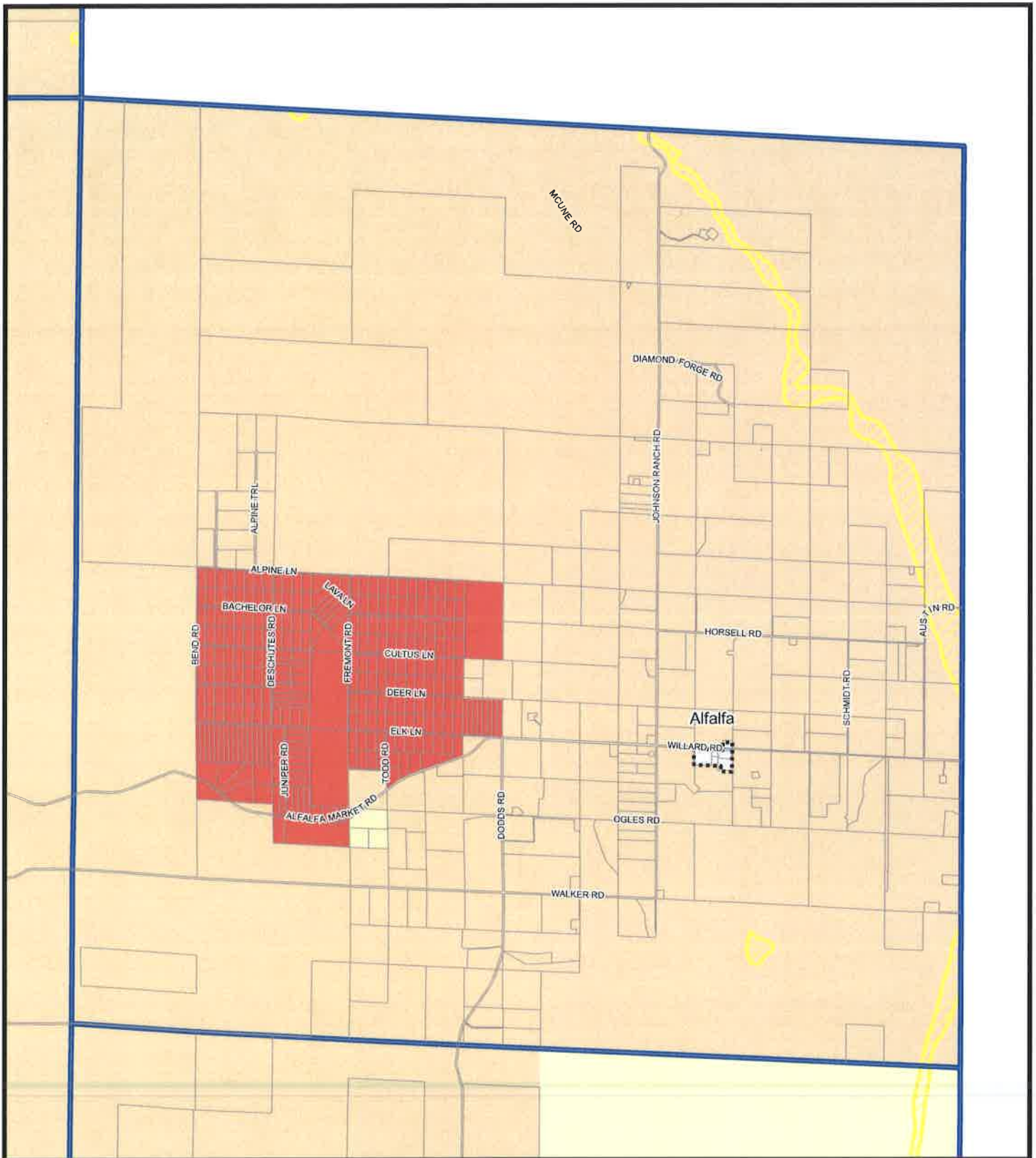


0 0.25 0.5 1 1.5 Miles

May 2, 2017



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Flood Plain Overlay Zone

Map 13 of 35

- Legend**
- Index
 - Unincorporated Community
 - Flood Plain Overlay Zone
 - County Zoning
 - AOD - Airfield Operations District
 - ASD - Aviation Support District
 - ASDRA - Aviation Support District Reserve Area
 - ARIDRA - Aviation Related Industrial District Reserve Area
 - EFUAL - Alfalfa Subzone
 - EFUHR - Horse Ridge Subzone
 - EFULA - Le Pine Subzone
 - EFULB - Lower Bridge Subzone
 - EFUSC - Siler/Cherrydale Subzone
 - EFUTE - Tarnabone Subzone
 - EFUTHB - Turteloff/Redmond/Bend Subzone
 - F1 - Forest Use 1
 - F2 - Forest Use 2
 - MUA10 - Multiple Use Agricultural
 - OSBC - Open Space & Conservation
 - RI - Rural Industrial
 - RC - Rural Commercial
 - RR10 - Rural Residential
 - SM - Surface Mining
 - SMURA - Surface Mining URA
 - UAR10 - Urban Area Reserve - 10 Acre Minimum
 - RR 2.5 - Residential 2.5 Acre Minimum

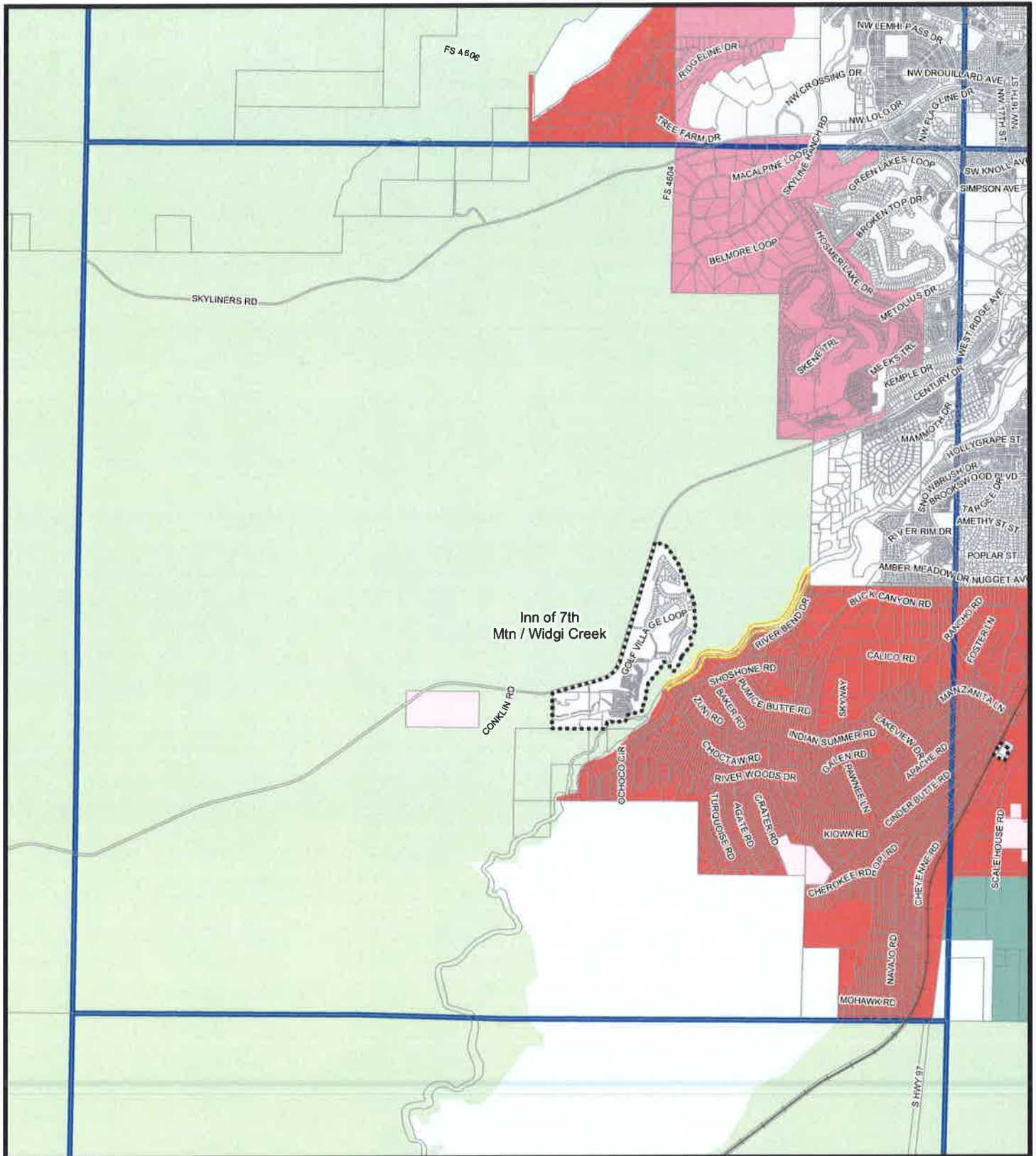


0 0.25 0.5 1 1.5 Miles

May 2, 2017



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Flood Plain Overlay Zone

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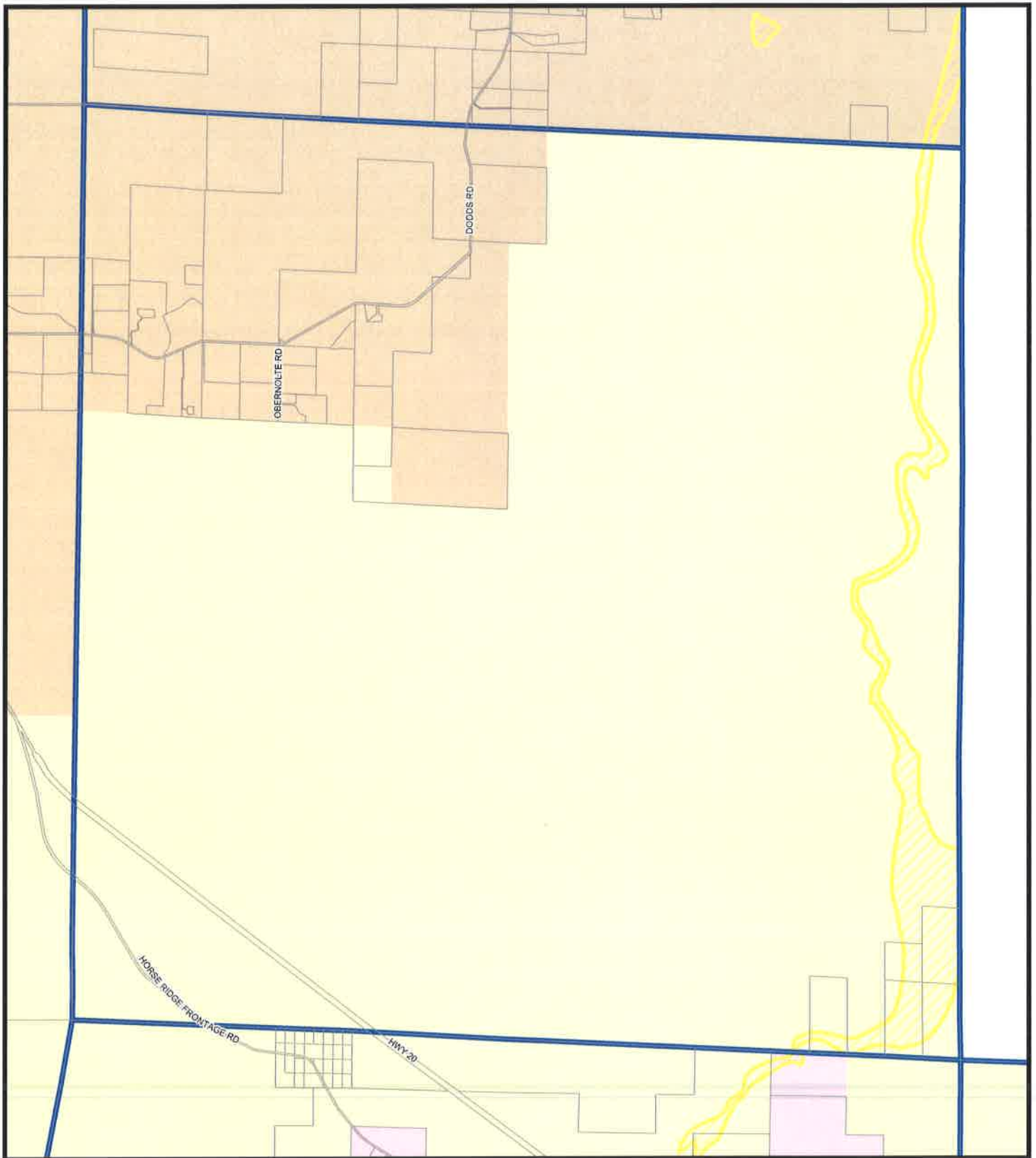
- Legend**
- Index
 - Unincorporated Community
 - Flood Plain Overlay Zone
 - County Zoning
 - AGD - Airport Operations District
 - ASD - Aviation Support District
 - ASDRA - Aviation Support District Reserve Area
 - ARIID - Aviation Related Industrial District
 - ARIDRA - Aviation Related Industrial District Reserve Area
 - EFUAL - Alfalfa Subzone
 - EFUHR - Horse Ridge Subzone
 - EFULA - La Pine Subzone
 - EFULB - Lower Bridge Subzone
 - EFUSC - Sisters/Cloverdale Subzone
 - EFUTE - Tenabone Subzone
 - EFUTRB - Turnalo/Redmond/Sand Subzone
 - P1 - Forest Use 1
 - P2 - Forest Use 2
 - MUA10 - Multiple Use Agricultural
 - OS&O - Open Space & Conservation
 - RI - Rural Industrial
 - RC - Rural Commercial
 - RR10 - Rural Residential
 - SM - Surface Mining
 - SMURA - Surface Mining URA
 - UAR10 - Urban Area Reserve - 10 Acre Minimum
 - SR 2.5 - Residential 2.5 Acre Minimum

0 0.25 0.5 1 1.5 Miles

May 2, 2017



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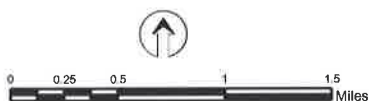


Flood Plain Overlay Zone

Map 15 of 35

Legend

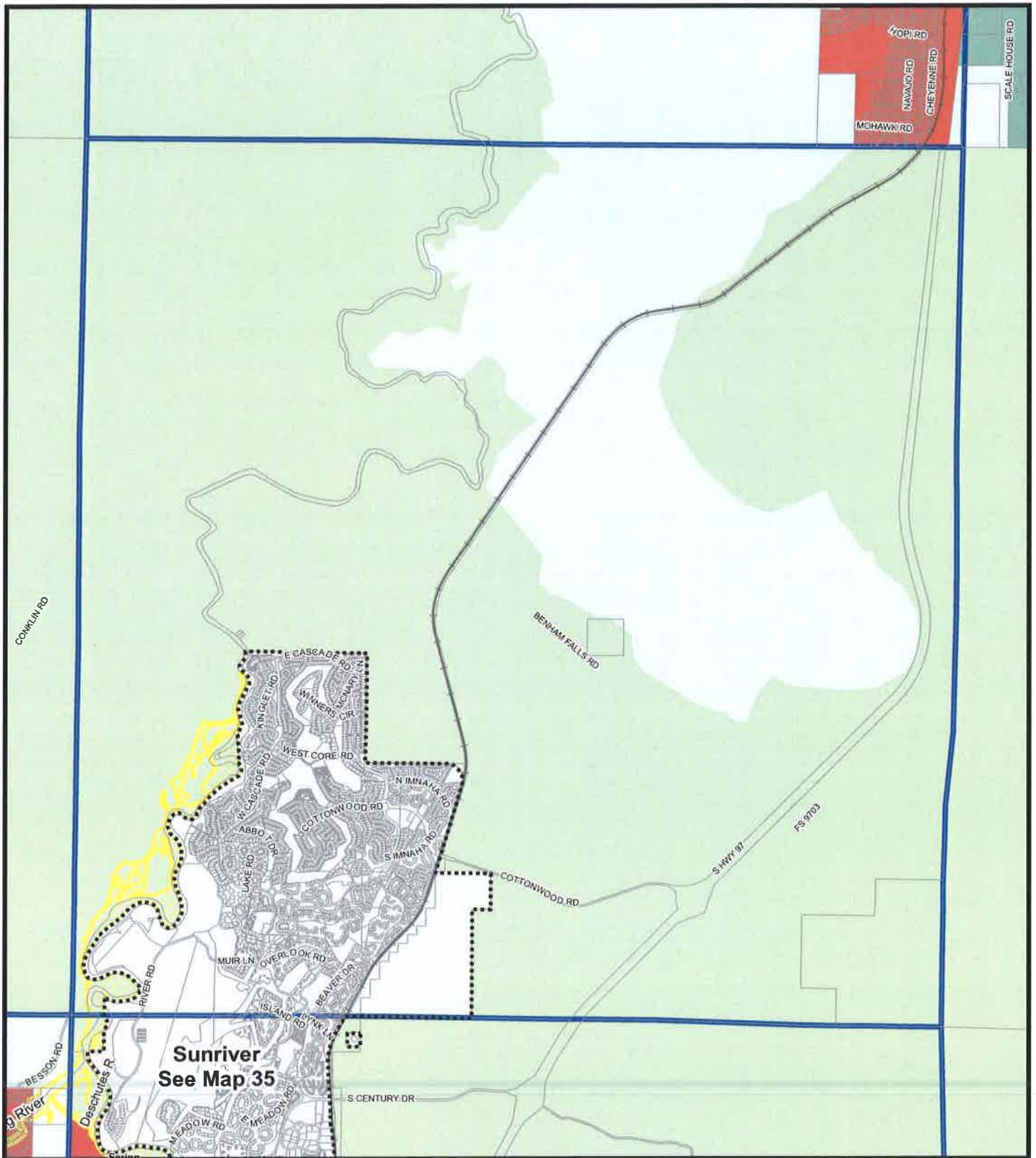
- Index
- Unincorporated Community
- Flood Plain Overlay Zone
- County Zoning**
- ADD - Airfield Operations District
- ASD - Aviation Support District
- ASDRA - Aviation Support District Reserve Area
- ARID - Aviation Related Industrial District
- ARIDRA - Aviation Related Industrial District Reserve Area
- EFUAL - Alta Vista Subzone
- EFURR - Horse Ridge Subzone
- EFULA - La Pine Subzone
- EFULB - Lower Bridge Subzone
- EFUSC - Sisters/Cloverdale Subzone
- EFUTE - Terrebonne Subzone
- EFUTRI - Tumalo/Hedmond/Ilwaco Subzone
- F1 - Forest Use 1
- F2 - Forest Use 2
- MUA10 - Multiple Use Agricultural
- OS&C - Open Space & Conservation
- RI - Rural Industrial
- RC - Rural Commercial
- RR10 - Rural Residential
- SM - Surface Mining
- SMURA - Surface Mining URA
- UAR10 - Urban Area Reserve - 10 Acre Minimum
- RR2.5 - Residential 2.5 Acre Minimum



May 2, 2017



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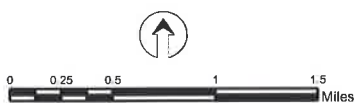


Flood Plain Overlay Zone

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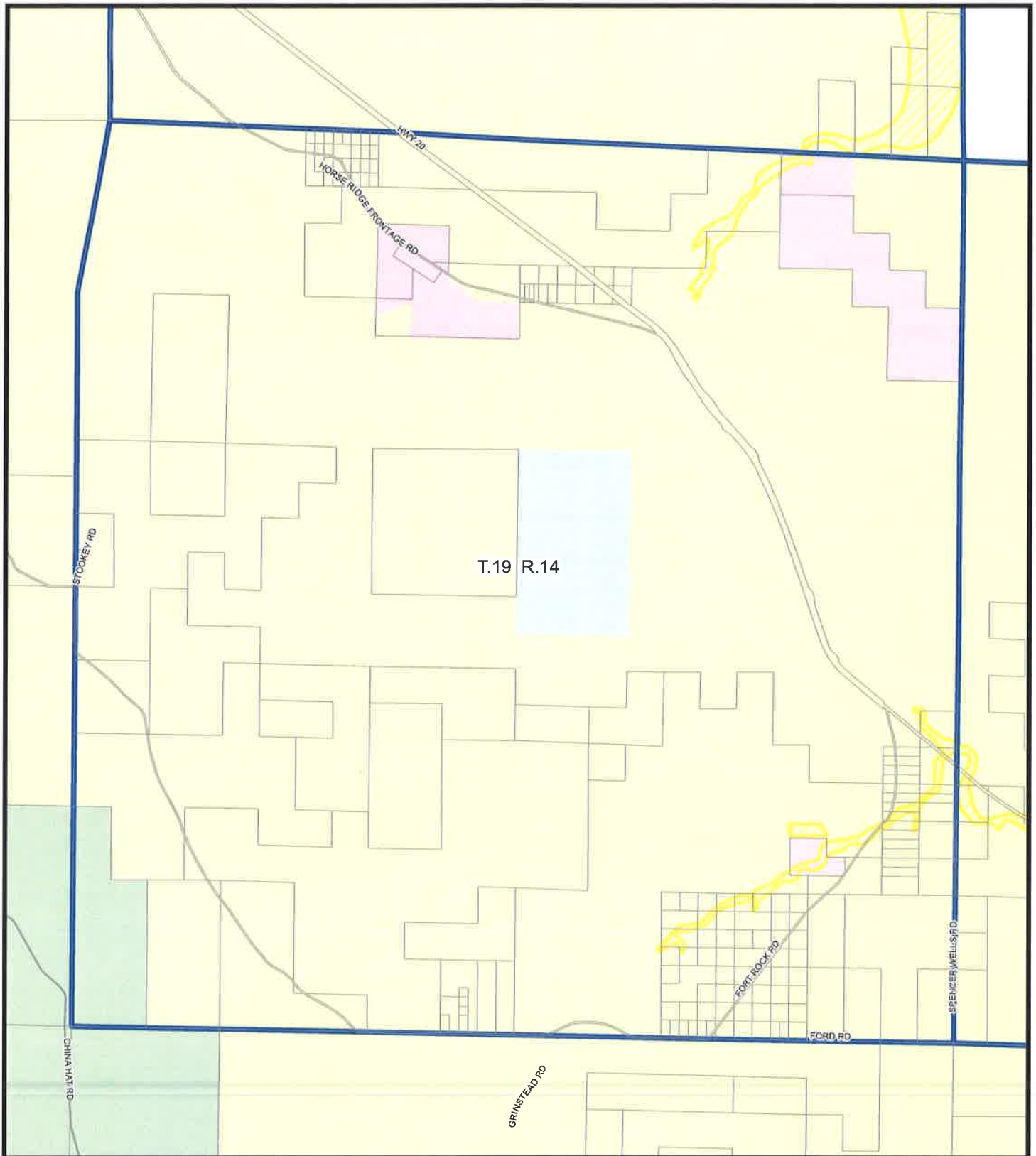
Legend

- Index
- Unincorporated Community
- Flood Plain Overlay Zone
- County Zoning**
 - AOD - Airfield Operations District
 - ASD - Aviation Support District
 - ASDRA - Aviation Support District Reserve Area
 - ARID - Aviation Related Industrial District
 - ARIDRA - Aviation Related Industrial District Reserve Area
 - EFUAL - Allstate Subzone
 - EFUHR - Horse Ridge Subzone
 - EFULA - La Pine Subzone
 - EFULB - Lower Bridge Subzone
 - EFUSC - Sisters/Claytonville Subzone
 - EFUTE - Terrebonne Subzone
 - EFUTRD - Tumalo/Rosewood/Barid Subzone
 - F1 - Forest Use 1
 - F2 - Forest Use 2
 - MUA10 - Multiple Use Agricultural
 - OSAC - Open Space & Conservation
 - RI - Rural Industrial
 - RC - Rural Commercial
 - RR10 - Rural Residential
 - SM - Surface Mining
 - SMURA - Surface Mining LRA
 - UAR10 - Urban Area Reserves - 10 Acre Minimum
 - SR 2.5 - Residential 2.5 Acre Minimum



May 2, 2017

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Flood Plain Overlay Zone

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Legend

- Index
- Unincorporated Community
- Flood Plain Overlay Zone

County Zoning

- ADD - Airfield Operations District
- ASD - Aviation Support District
- ASDRA - Aviation Support District Reserve Area
- ARID - Aviation Related Industrial District
- ARIDRA - Aviation Related Industrial District Reserve Area
- EFUAL - Allele Subzone
- EFUHR - Horse Ridge Subzone
- EFULA - La Pine Subzone
- EFULB - Lower Bridge Subzone
- EFUSD - Sisters/Cloverdale Subzone

- EFUTE - Territorial Subzone
- EFUTRB - Tunnel/Richmond/Bend Subzone
- F1 - Forest Use 1
- F2 - Forest Use 2
- MUA10 - Multiple Use Agricultural
- OS&C - Open Space & Conservation
- RI - Rural Industrial
- RD - Rural Commercial
- RR10 - Rural Residential
- SM - Surface Mining
- SMURA - Surface Mining URA
- UA10 - Urban Area Reserve - 10 Acres Minimum
- BR 2.5 - Residential 2.5 Acre Minimum

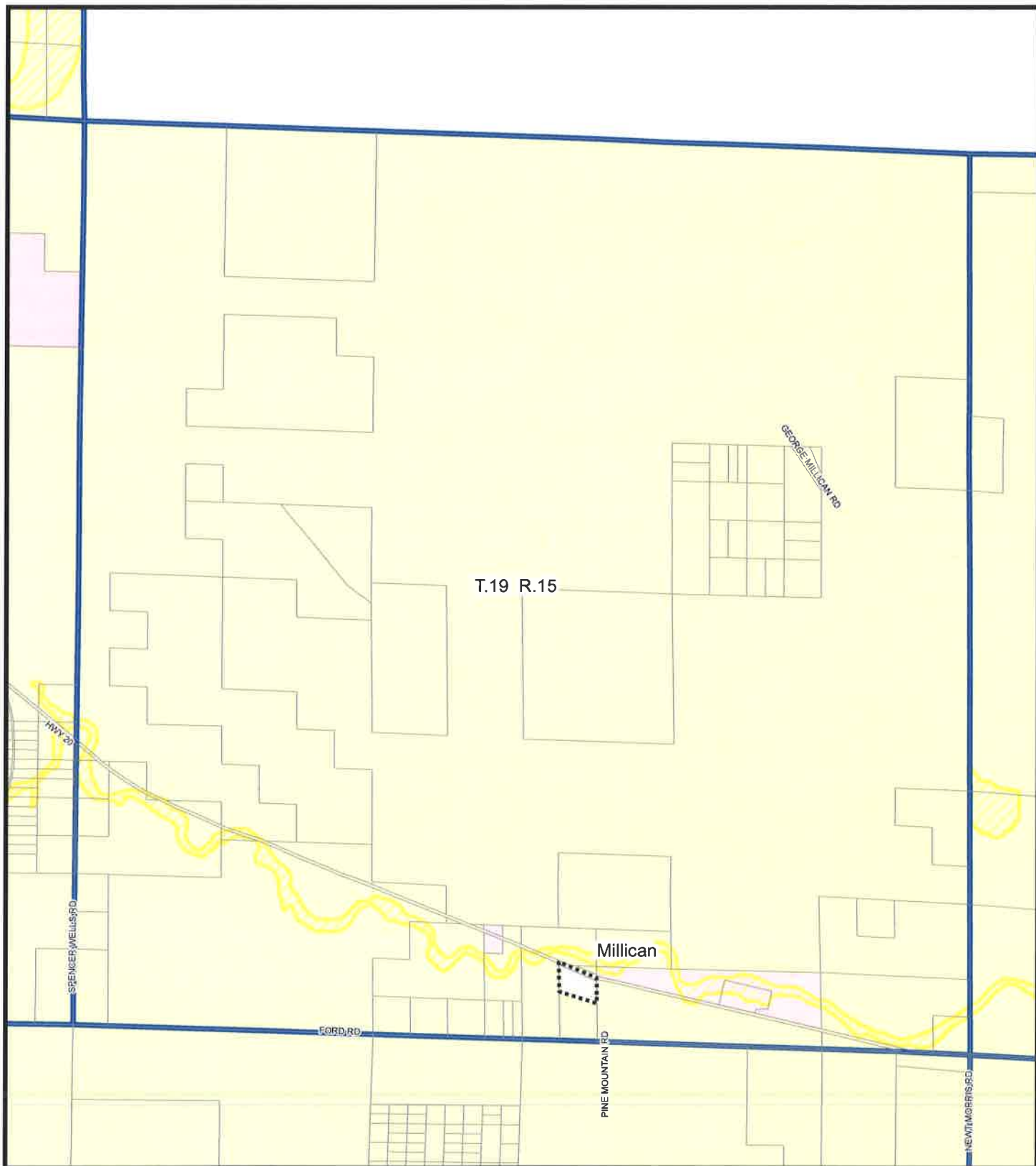


0 0.25 0.5 1 1.5 Miles

May 2, 2017



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Flood Plain Overlay Zone

Map 18 of 35

Legend

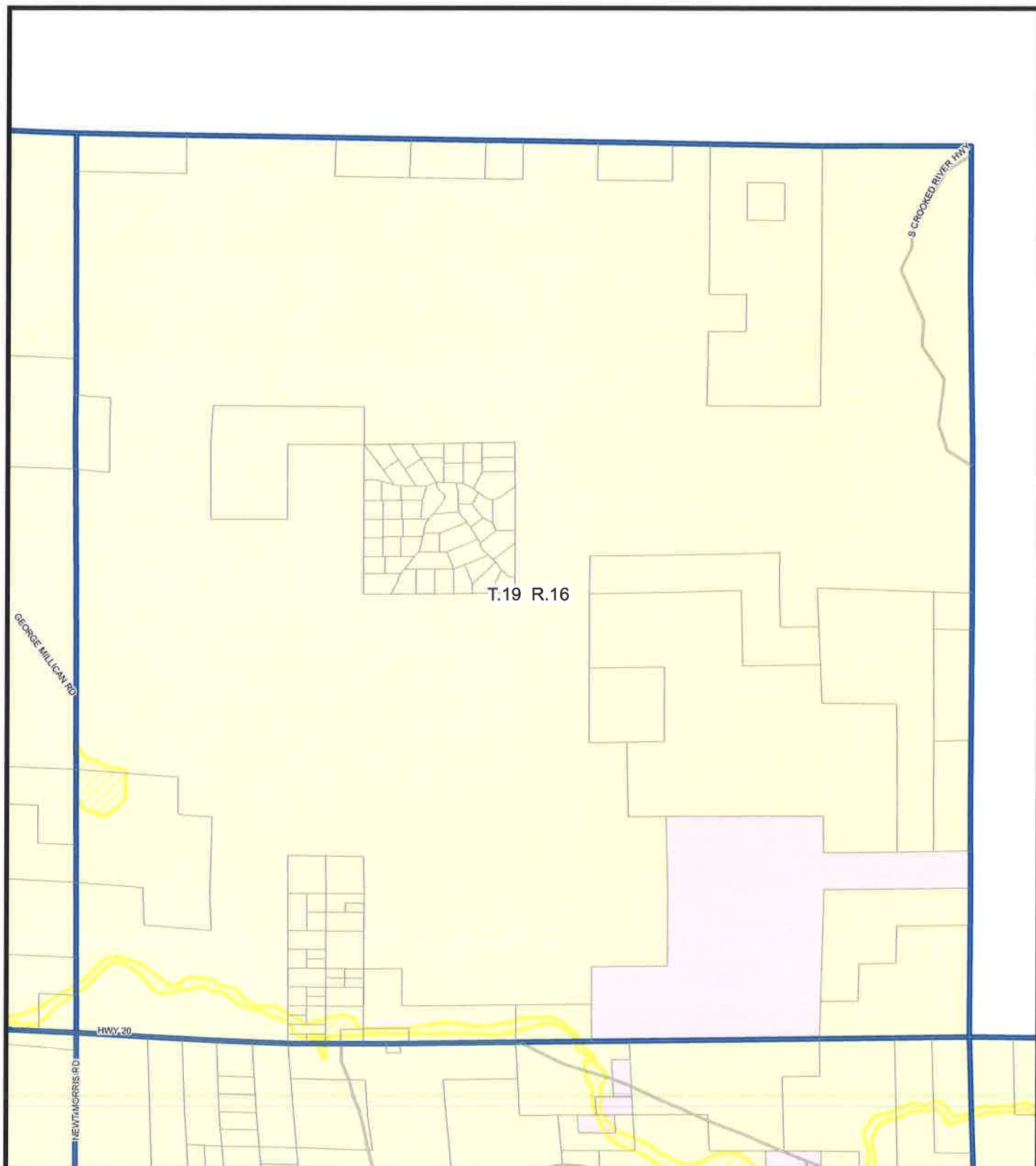
- Index
- Unincorporated Community
- Flood Plain Overlay Zone
- County Zoning**
- ADD - Airfield Operations District
- ASD - Aviation Support District
- ASDRA - Aviation Support District Reserve Area
- ARID - Aviation Related Industrial District
- ARIDRA - Aviation Related Industrial District Reserve Area
- EFUAL - Alheta Subzone
- EFUHR - Horse Ridge Subzone
- EFULA - La Pine Subzone
- EFULB - Lower Bridge Subzone
- EFUSO - Sisters/Cloverdale Subzone
- EFUTE - Turrellville Subzone
- EFUTRO - Turrellville/Oldland Subzone
- F1 - Forest Use 1
- F2 - Forest Use 2
- MUA10 - Multiple Use Agricultural
- OS&C - Open Space & Conservation
- RI - Rural Industrial
- RC - Rural Commercial
- RR10 - Rural Residential
- SM - Surface Mining
- SMURA - Surface Mining URA
- UAR10 - Urban Area Reserve - 10 Acre Minimum
- SR 2.5 - Residential 2.5 Acre Minimum



May 2, 2017



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Flood Plain Overlay Zone

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Legend

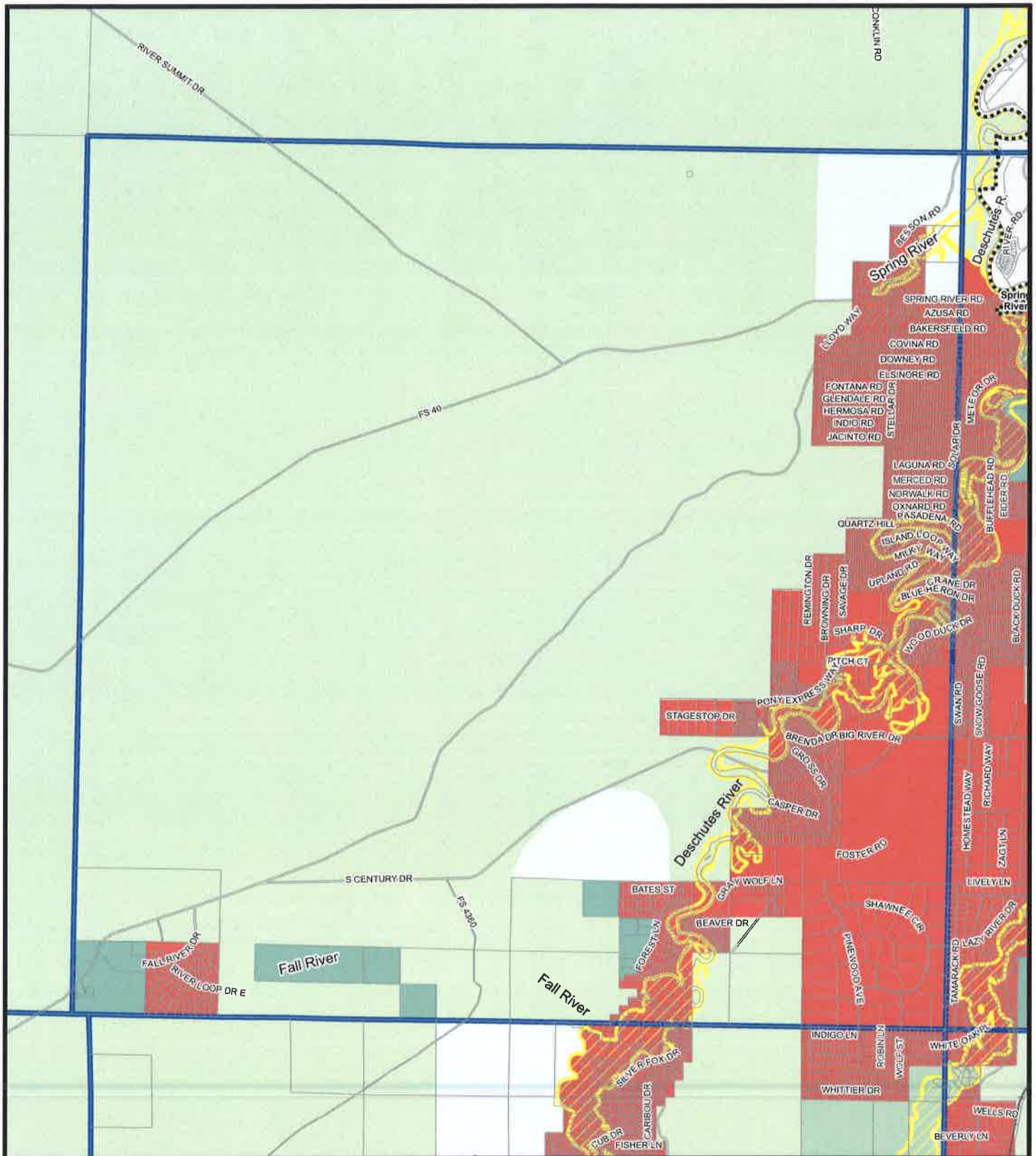
- Index
- Unincorporated Community
- Flood Plain Overlay Zone
- County Zoning**
- AOD - Airfield Operations District
- ASD - Aviation Support District
- ASDRA - Aviation Support District Reserve Area
- ARID - Aviation Related Industrial District
- ARIDRA - Aviation Related Industrial District Reserve Area
- EFUL - Alluvial Subzone
- EFULH - Horse Ridge Subzone
- EFULA - La Pine Subzone
- EFULB - Lower Bridge Subzone
- EFUSD - Sisters/Cloverdale Subzone
- EFUTE - Teesdale Subzone
- EFUTRB - Tumbleweed/Redmond/Hood Subzone
- F1 - Forest Use 1
- F2 - Forest Use 2
- MUA10 - Multiple Use Agricultural
- OS&C - Open Space & Conservation
- RI - Rural Industrial
- RC - Rural Commercial
- RR10 - Rural Residential
- SM - Surface Mining
- SMURA - Surface Mining URA
- UAR10 - Urban Area Reserve - 10 Acre Minimum
- BR 2.5 - Residential 2.5 Acre Minimum



May 2, 2017



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Flood Plain Overlay Zone

Map 20 of 35

Legend

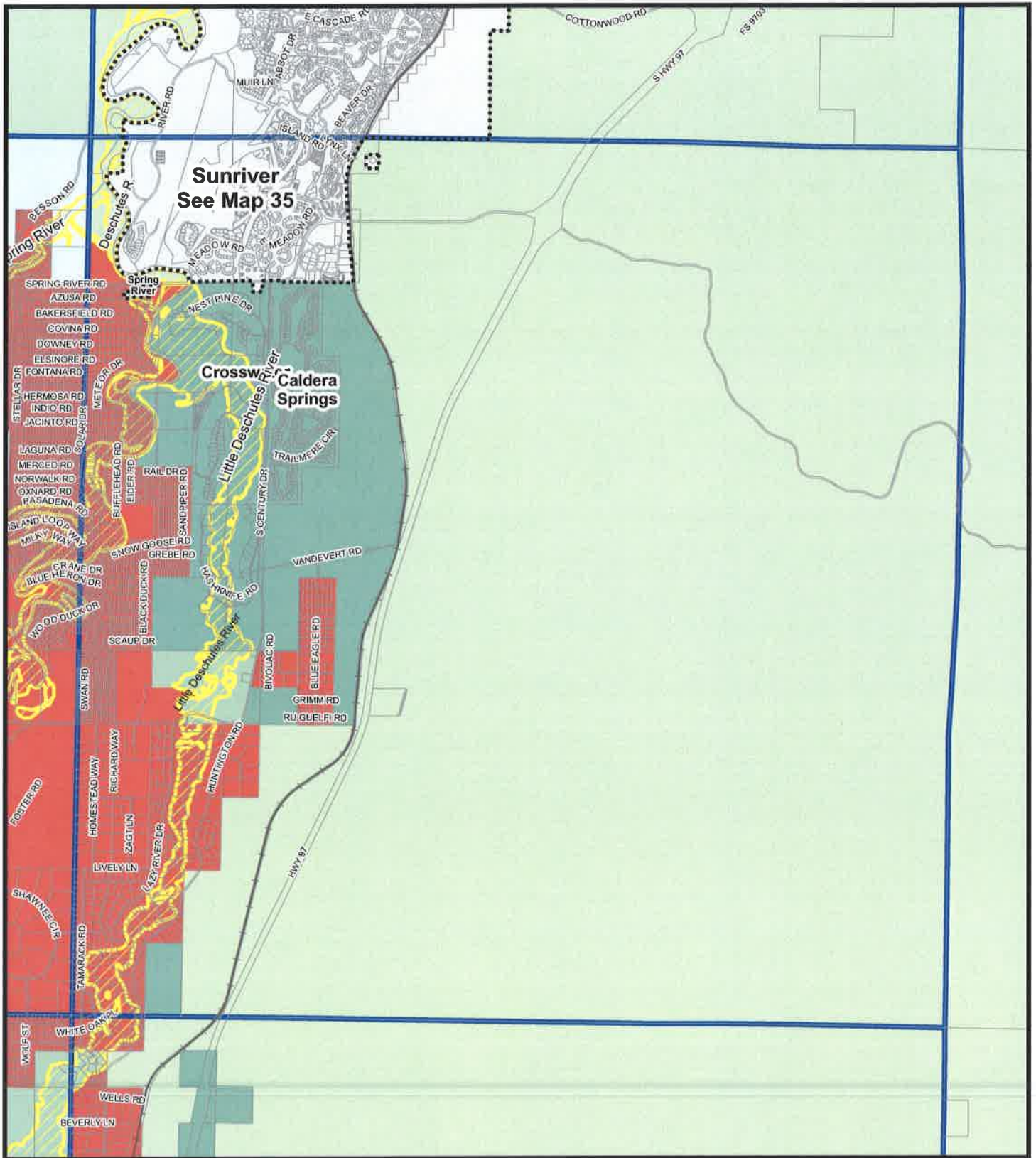
- Index
- Unincorporated Community
- Flood Plain Overlay Zone
- County Zoning**
- ADD - Airport Operations District
- ASD - Aviation Support District
- ASDRA - Aviation Support District Reserve Area
- ARID - Aviation Related Industrial District
- ARIDRA - Aviation Related Industrial District Reserve Area
- EFUAL - Allstate Subzone
- EFUHR - Horse Ridge Subzone
- EFULA - La Pine Subzone
- EFULB - Lower Bridge Subzone
- EFUSC - Sisters/Cloverdale Subzone
- EFUTE - Tamarack Subzone
- EFUTRB - Tamarack/Redmond/Blair Subzone
- F1 - Forest Use 1
- F2 - Forest Use 2
- MUA10 - Multiple Use Agricultural
- OSAC - Open Space & Conservation
- RI - Rural Industrial
- RC - Rural Commercial
- RR10 - Rural Residential
- SM - Surface Mining
- SMURA - Surface Mining LRA
- UAR10 - Urban Area Reserve - 10 Acre Minimum
- SR 2.5 - Residential 2.5 Acre Minimum



May 2, 2017



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Flood Plain Overlay Zone

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Legend

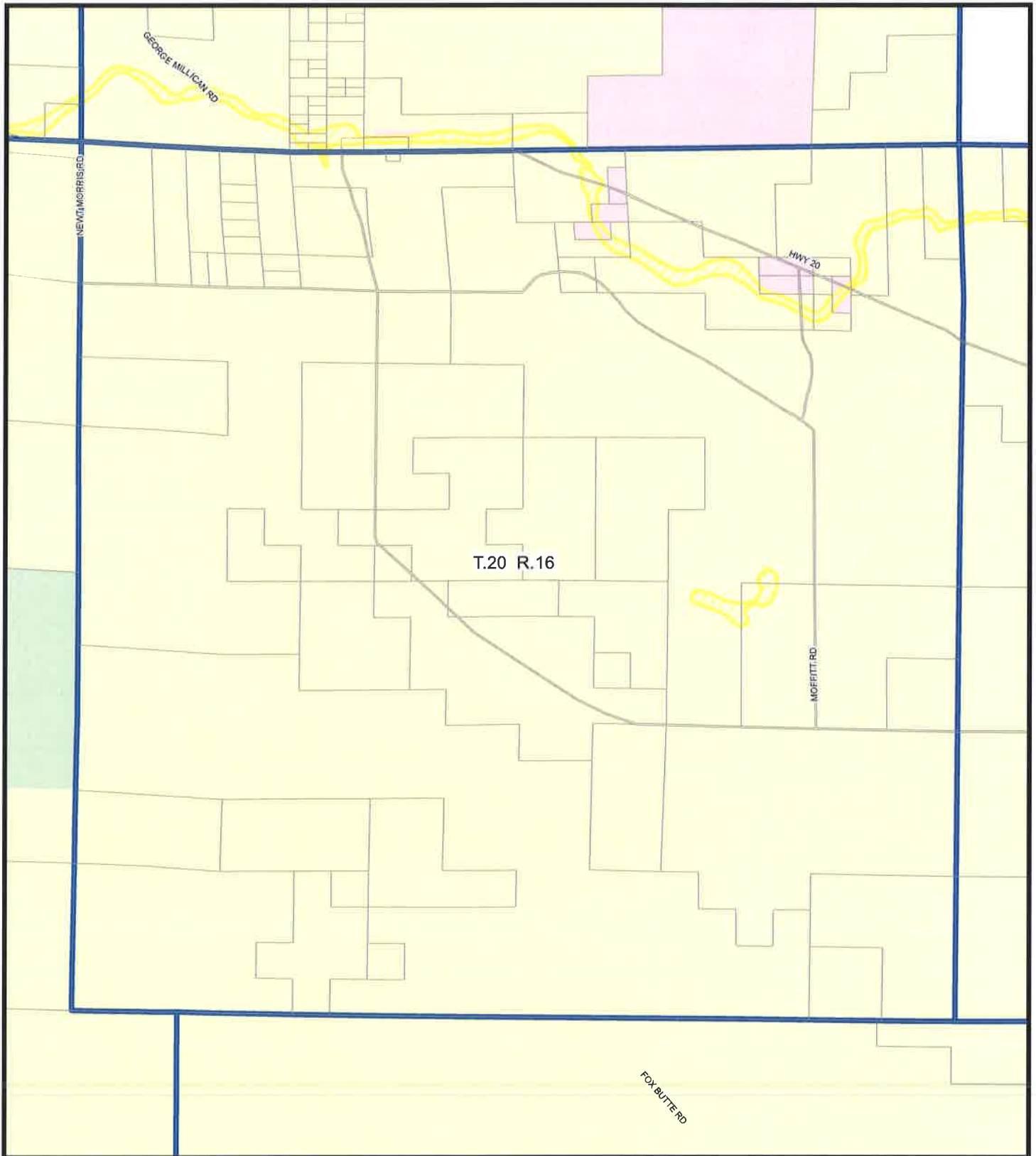
- Index
- Unincorporated Community
- Flood Plain Overlay Zone
- County Zoning**
 - AOD - Airfield Operations District
 - ASD - Aviation Support District
 - ASDRA - Aviation Support District Reserve Area
 - ARID - Aviation Related Industrial District
 - ARIDRA - Aviation Related Industrial District Reserve Area
 - EFUAL - Allais Subzone
 - EFUHR - Horse Ridge Subzone
 - EFULA - La Pine Subzone
 - EFULB - Lower Bridge Subzone
 - EFUSC - Sisters/Cloverdale Subzone
 - EFUTE - Terrace Subzone
 - EFUTR - Terrace/Redmond/Blood Subzone
 - F1 - Forest Use 1
 - F2 - Forest Use 2
 - MJA10 - Multiple Use Agricultural
 - OSAC - Open Space & Conservation
 - RI - Rural Industrial
 - RC - Rural Commercial
 - RR10 - Rural Residential
 - SM - Surface Mining
 - SMRA - Surface Mining LRA
 - UAR10 - Urban Area Reserve - 10 Acre Minimum
 - RR 2.5 - Residential 2.5 Acre Minimum



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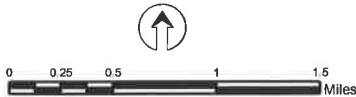
May 2, 2017



Flood Plain Overlay Zone

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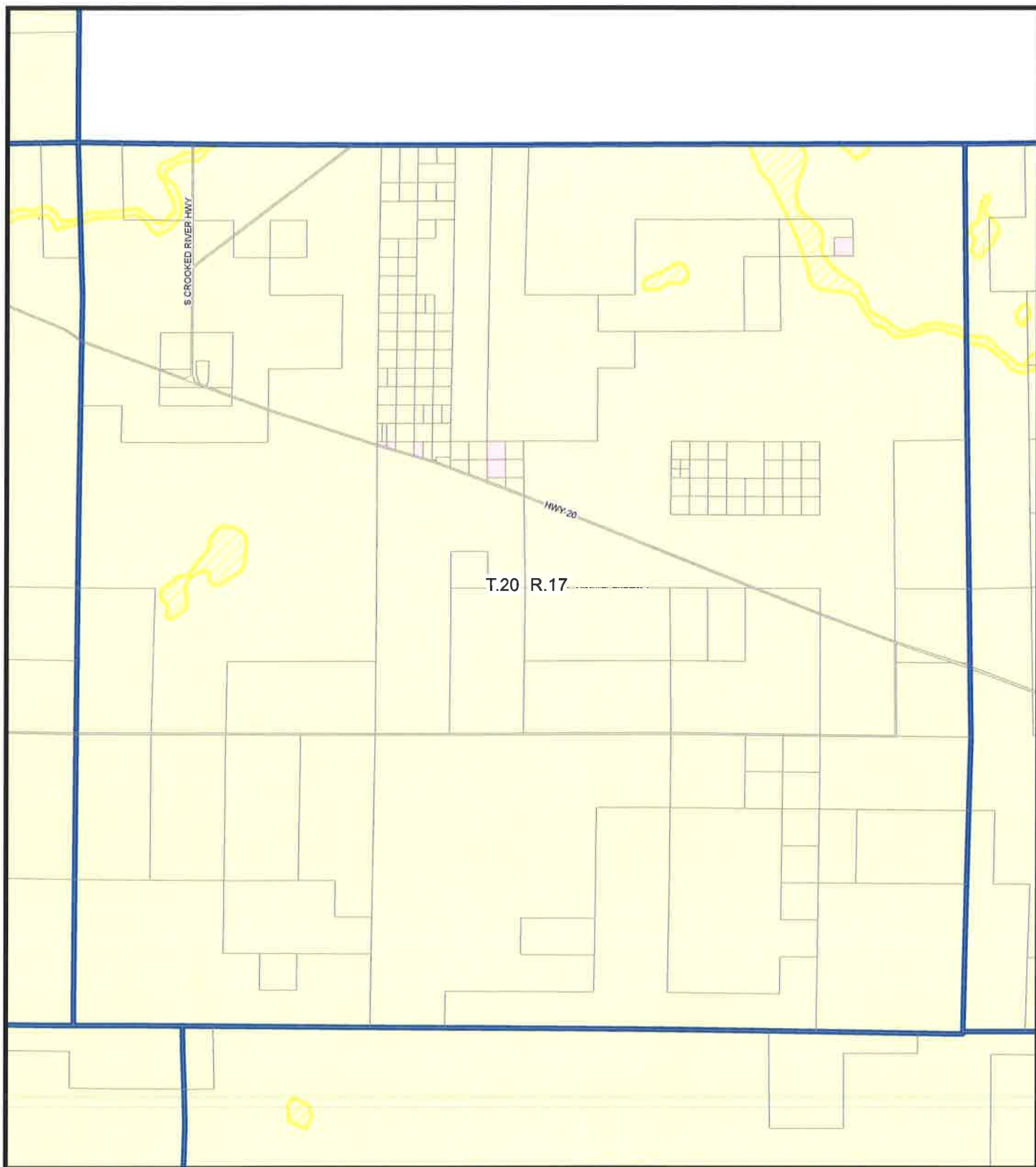
- Legend**
- Index
 - Unincorporated Community
 - Flood Plain Overlay Zone
 - County Zoning**
 - ASD - Allfield Operations District
 - ASDR - Aviation Support District
 - ASDRA - Aviation Support District Reserve Area
 - ARID - Aviation Related Industrial District
 - ARIDRA - Aviation Related Industrial District Reserve Area
 - EFUAL - Allfield Subzone
 - EFULR - Horse Range Subzone
 - EFULA - La Pine Subzone
 - EFULB - Lower Bridge Subzone
 - EFUSC - Sisters/Cloverdale Subzone
 - EFUTE - Terrestrial Subzone
 - EFUTR0 - Tundra/Radonoff/Reed Subzone
 - F1 - Forest Use 1
 - F2 - Forest Use 2
 - MUA10 - Multiple Use Agricultural
 - OS&C - Open Space & Conservation
 - RI - Rural Industrial
 - RD - Rural Residential
 - RR10 - Rural Residential
 - SM - Surface Mining
 - BMURA - Surface Mining URA
 - UAR10 - Urban Area Reserve - 10 Acres Minimum
 - SR 2.5 - Residential 2.5 Acre Minimum



May 2, 2017



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Flood Plain Overlay Zone

Map 23 of 35

Legend

- Index
- Unincorporated Community
- Flood Plain Overlay Zone

County Zoning

- AOD - Airfield Operations District
- ASD - Aviation Support District
- ASDRA - Aviation Support District Reserve Area
- ARID - Aviation Related Industrial District
- ARIDRA - Aviation Related Industrial District Reserve Area
- EFUL - Allie Subzone
- EFULR - Horse Ridge Subzone
- EFULA - Le Pine Subzone
- EFULB - Lower Bridge Subzone
- EFULC - Sisters/Cloverdale Subzone
- EFUTE - Terrasone Subzone
- EFUTRB - Turnalo/Radmond/Stand Subzone
- F1 - Forest Use 1
- F2 - Forest Use 2
- MJA10 - Multiple Use Agricultural
- OS&C - Open Space & Conservation
- RI - Rural Industrial
- RC - Rural Commercial
- RR10 - Rural Residential
- SM - Surface Mining
- SMUSA - Surface Mining URA
- URR10 - Urban Area Reserve - 10 Acre Minimum
- SR 2.5 - Residential 2.5 Acre Minimum

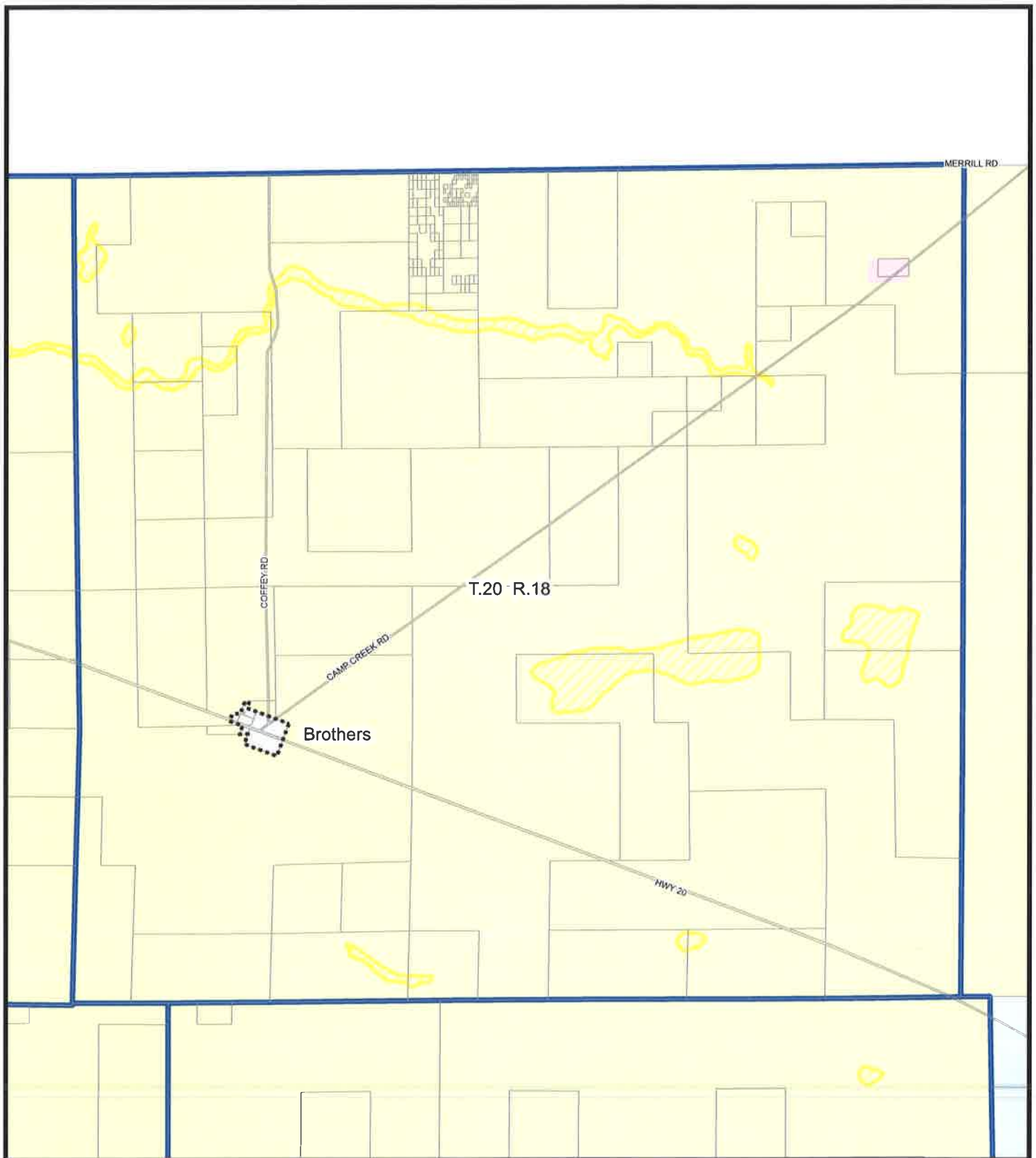


0 0.25 0.5 1 1.5 Miles

May 2, 2017



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Flood Plain Overlay Zone

Map 24 of 35

Legend

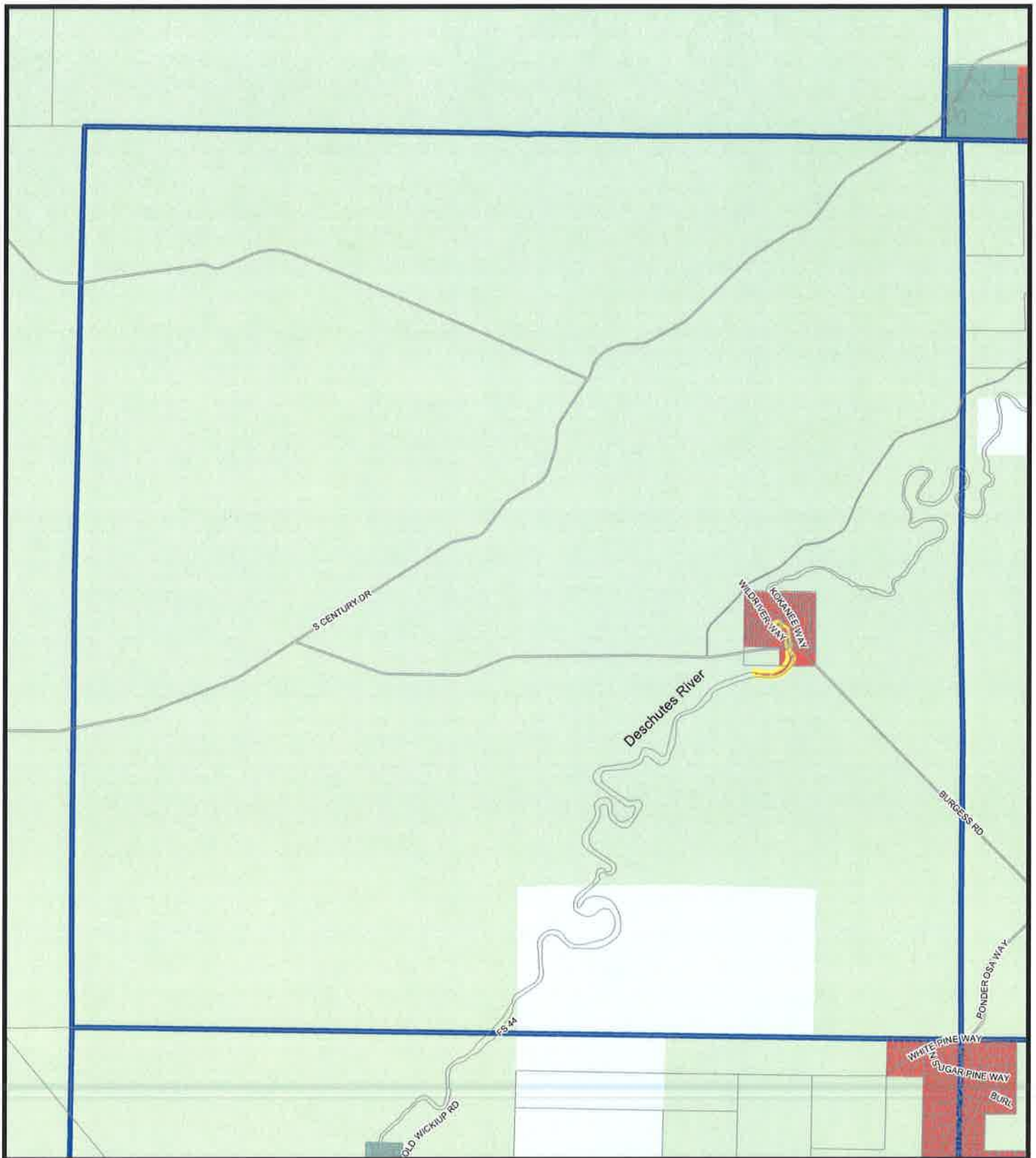
- Index
- Unincorporated Community
- Flood Plain Overlay Zone
- County Zoning**
- ACD - Airfield Operations District
- ASD - Aviation Support District
- ASDRA - Aviation Support District Reserve Area
- ARID - Aviation Related Industrial District
- ARIDRA - Aviation Related Industrial District Reserve Area
- EFUL - Airfield Subzone
- EFUHR - Horse Ridge Subzone
- EFULA - La Pine Subzone
- EFULB - Lower Bridge Subzone
- EFUSO - Sisters/Cloverdale Subzone
- EFUTE - Terrebonne Subzone
- EFUTRD - Tumalo/Redmond/Helland Subzone
- F1 - Forest Use 1
- F2 - Forest Use 2
- MA10 - Multiple Use Agricultural
- OSAC - Open Space & Conservation
- RI - Rural Industrial
- RC - Rural Commercial
- RR10 - Rural Residential
- SM - Surface Mining
- SMURA - Surface Mining Urban Reserve Area
- UAR10 - Urban Area Reserve - 10 Acre Minimum
- SR 2.5 - Residential 2.5 Acre Minimum



May 2, 2017



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Flood Plain Overlay Zone

Map 25 of 35

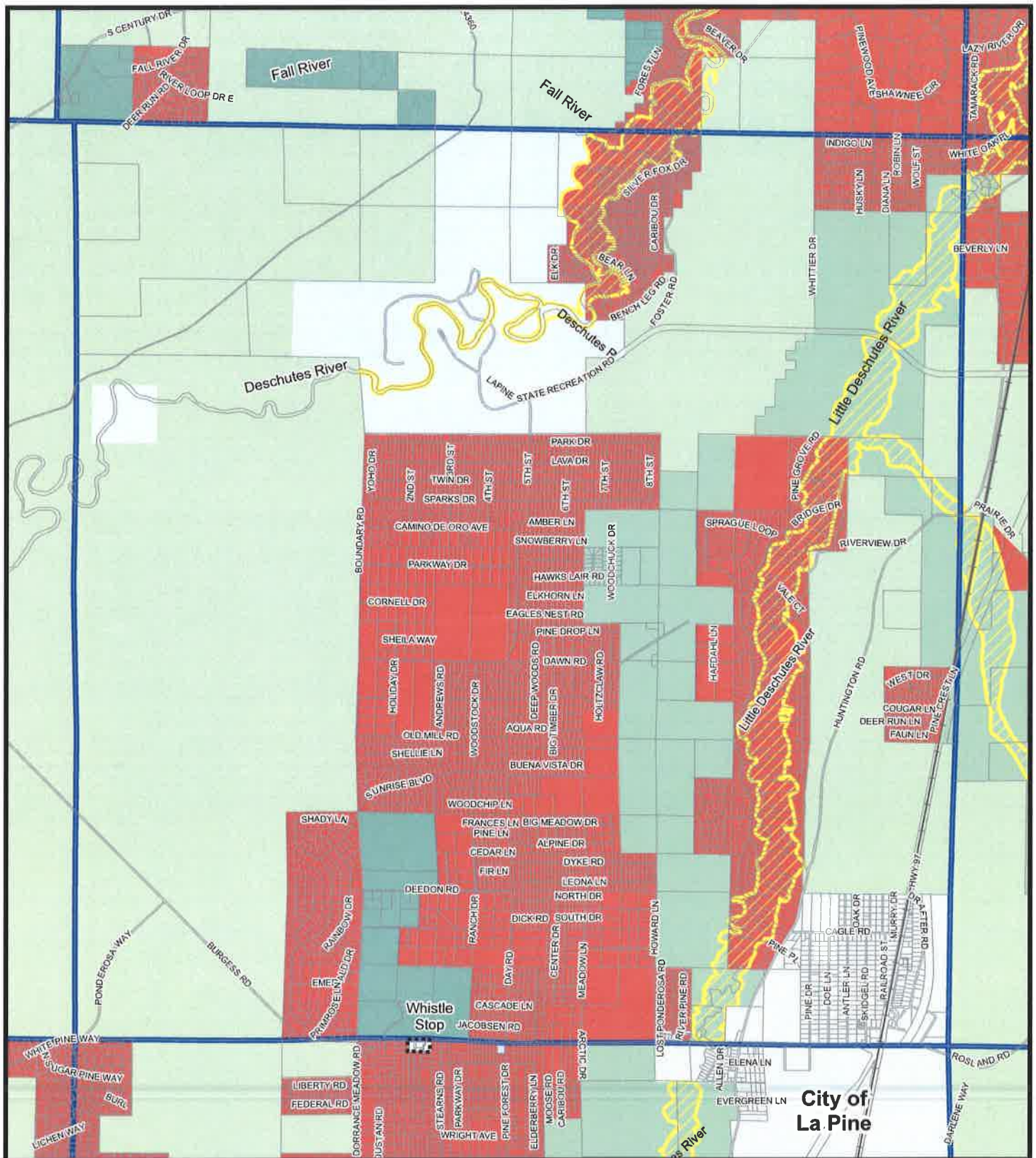
Legend

- Index
- Unincorporated Community
- Flood Plain Overlay Zone
- County Zoning
- ASD - Airfield Operations District
- ASDRA - Aviation Support District Reserve Area
- ARID - Aviation Related Industrial District
- ARIDRA - Aviation Related Industrial District Reserve Area
- EFUAL - Airfield Subzone
- EFUHR - Horse Ridge Subzone
- EFULA - La Pine Subzone
- EFULB - Lower Bridge Subzone
- EFUSC - Sisters/Cloverdale Subzone
- EFUTE - Tamarac Subzone
- EFUTRB - Tamarac/Bend Subzone
- F1 - Forest Use 1
- F2 - Forest Use 2
- MUA10 - Multiple Use Agricultural
- OS&C - Open Space & Conservation
- RI - Rural Industrial
- RS - Rural Commercial
- RR10 - Rural Residential
- SM - Surface Mining
- SMURA - Surface Mining Urban Reserve Area
- UAR10 - Urban Area Reserve - 10 Acre Minimum
- BR 2.5 - Residential 2.5 Acre Minimum



May 2, 2017

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Flood Plain Overlay Zone

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Legend

- Index
- Unincorporated Community
- Flood Plain Overlay Zone
- County Zoning**
 - AOD - Airfield Operations District
 - ASD - Aviation Support District
 - ASDRA - Aviation Support District Reserve Area
 - ARID - Aviation Related Industrial District
 - ARIDRA - Aviation Related Industrial District Reserve Area
 - EFUAL - Allstate Subzone
 - EFUHR - Horse Ridge Subzone
 - EFULA - Le Pine Subzone
 - EFULB - Lower Bridge Subzone
 - EFULC - Sisters/Cloverdale Subzone
 - EFUTE - Ternabonne Subzone
 - EFUTRB - Tumalo/Redmond/Bluff Subzone
 - F1 - Forest Use 1
 - F2 - Forest Use 2
 - MUA10 - Multiple Use Agricultural
 - OS&C - Open Space & Conservation
 - RI - Rural Industrial
 - RC - Rural Commercial
 - RR10 - Rural Residential
 - SM - Surface Mining
 - SMURA - Surface Mining URA
 - UAR10 - Urban Area Reserve - 10 Acre Minimum
 - SR 2.5 - Residential 2.5 Acre Minimum



0 0.25 0.5 1 1.5 Miles

May 2, 2017



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Flood Plain Overlay Zone

Map 27 of 35

Legend

- Index
- Unincorporated Community
- Flood Plain Overlay Zone

County Zoning

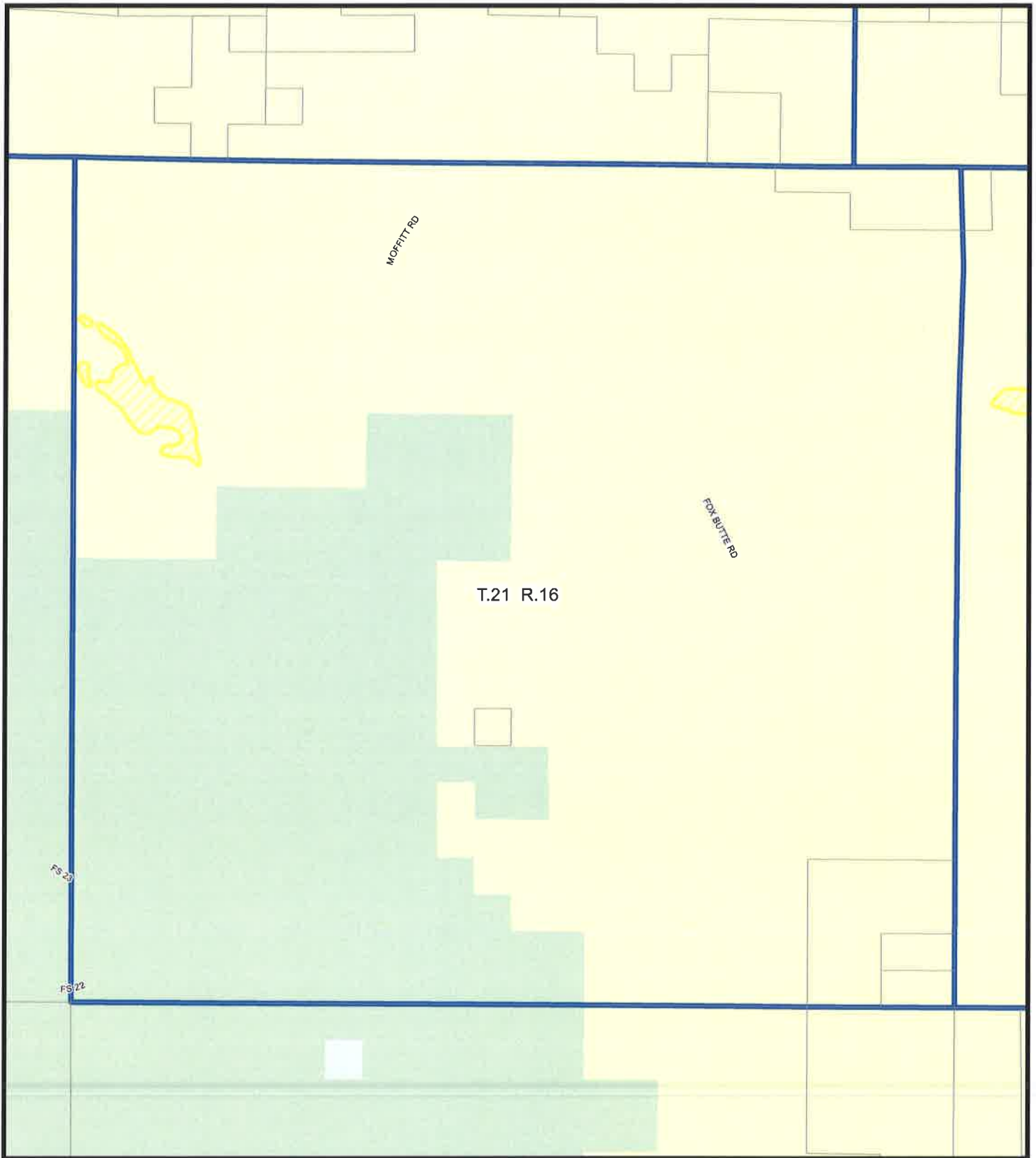
- AOD - Airfield Operations District
- ASD - Aviation Support District
- ASDRA - Aviation Support District Reserve Area
- ARSD - Aviation Related Industrial District
- ARDRA - Aviation Related Industrial District Reserve Area
- EFUL - Alfalfa Subzone
- EFUHR - Horse Ridge Subzone
- EFULA - La Pine Subzone
- EFULB - Lower Bridge Subzone
- EFUSC - Salses/Cloverdale Subzone
- EFUTE - Terrebonne Subzone
- EFUTRS - Tumalo/Redmond/Hilland Subzone
- F1 - Forest Use 1
- F2 - Forest Use 2
- MUA10 - Multiple Use Agricultural
- OS&C - Open Space & Conservation
- RI - Rural Industrial
- RC - Rural Commercial
- RR10 - Rural Residential
- SM - Surface Mining
- SMURA - Surface Mining URA
- UAR10 - Urban Area Reserve - 10 Acre Minimum
- SR 2.5 - Residential 2.5 Acre Minimum



May 2, 2017



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Flood Plain Overlay Zone

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Legend

- Index
- Unincorporated Community
- Flood Plain Overlay Zone
- County Zoning**
- ADD - Airfield Operations District
- ASD - Aviation Support District
- ASDRA - Aviation Support District Reserve Area
- ARID - Aviation Related Industrial District
- ARIDRA - Aviation Related Industrial District Reserve Area
- EFUHL - Horse Ridge Subzone
- EFULA - La Pine Subzone
- EFULB - Lyster Ridge Subzone
- EFUSC - Sisters/Cloverdale Subzone
- EFUTE - Turrellville Subzone
- EFUTRB - Turrellville/Barnes/Bend Subzone
- F1 - Forest Use 1
- F2 - Forest Use 2
- MUA10 - Multiple Use Agricultural
- OSAC - Open Space & Conservation
- RI - Rural Industrial
- RD - Rural Commercial
- RR10 - Rural Residential
- SM - Surface Mining
- SMURIA - Surface Mining URA
- UARI10 - Urban Area Reserve - 10 Acre Minimum
- BR 2.5 - Residential 2.5 Acre Minimum

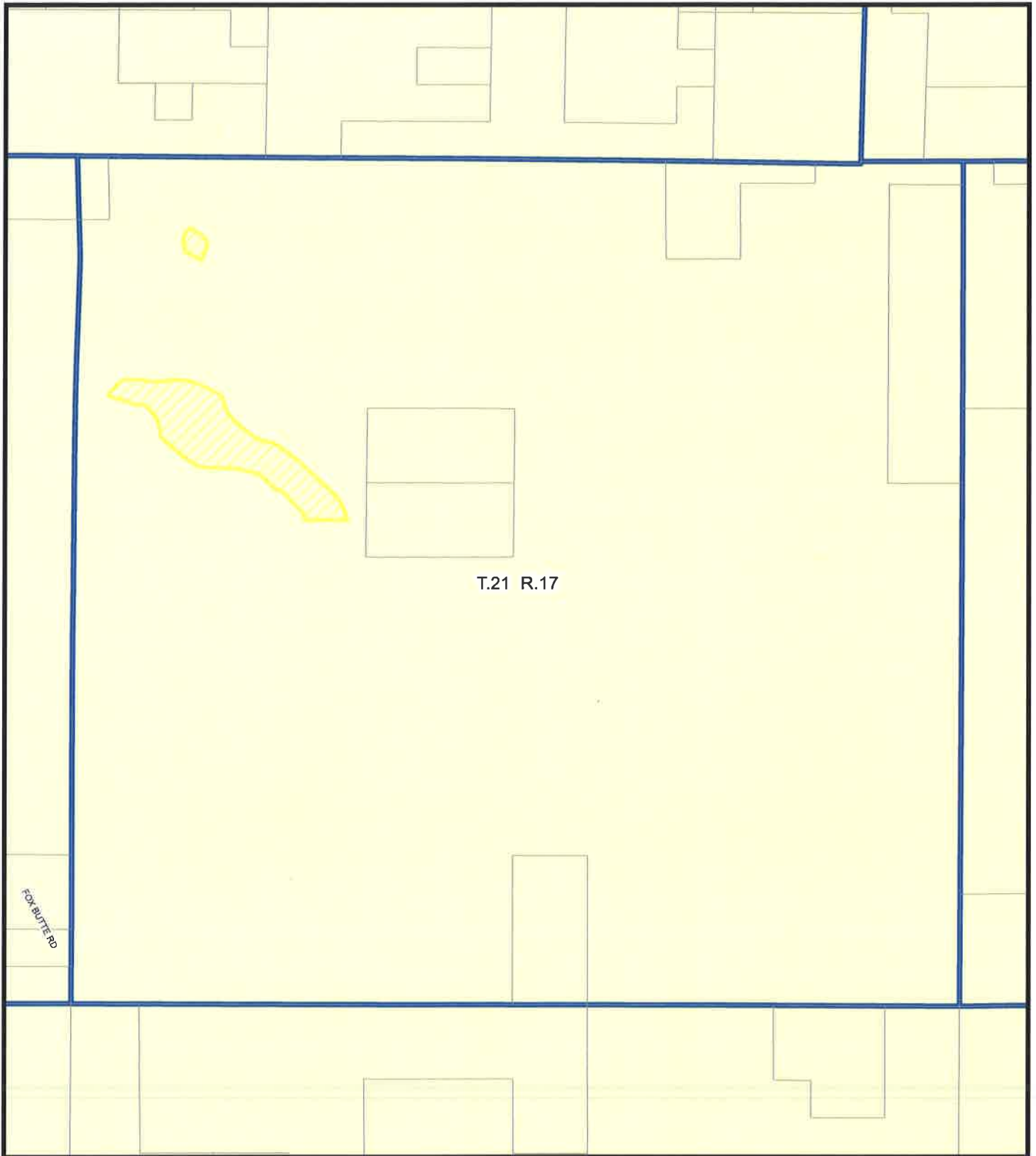


0 0.25 0.5 1 1.5 Miles

May 2, 2017



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Flood Plain Overlay Zone

Map 29 of 35

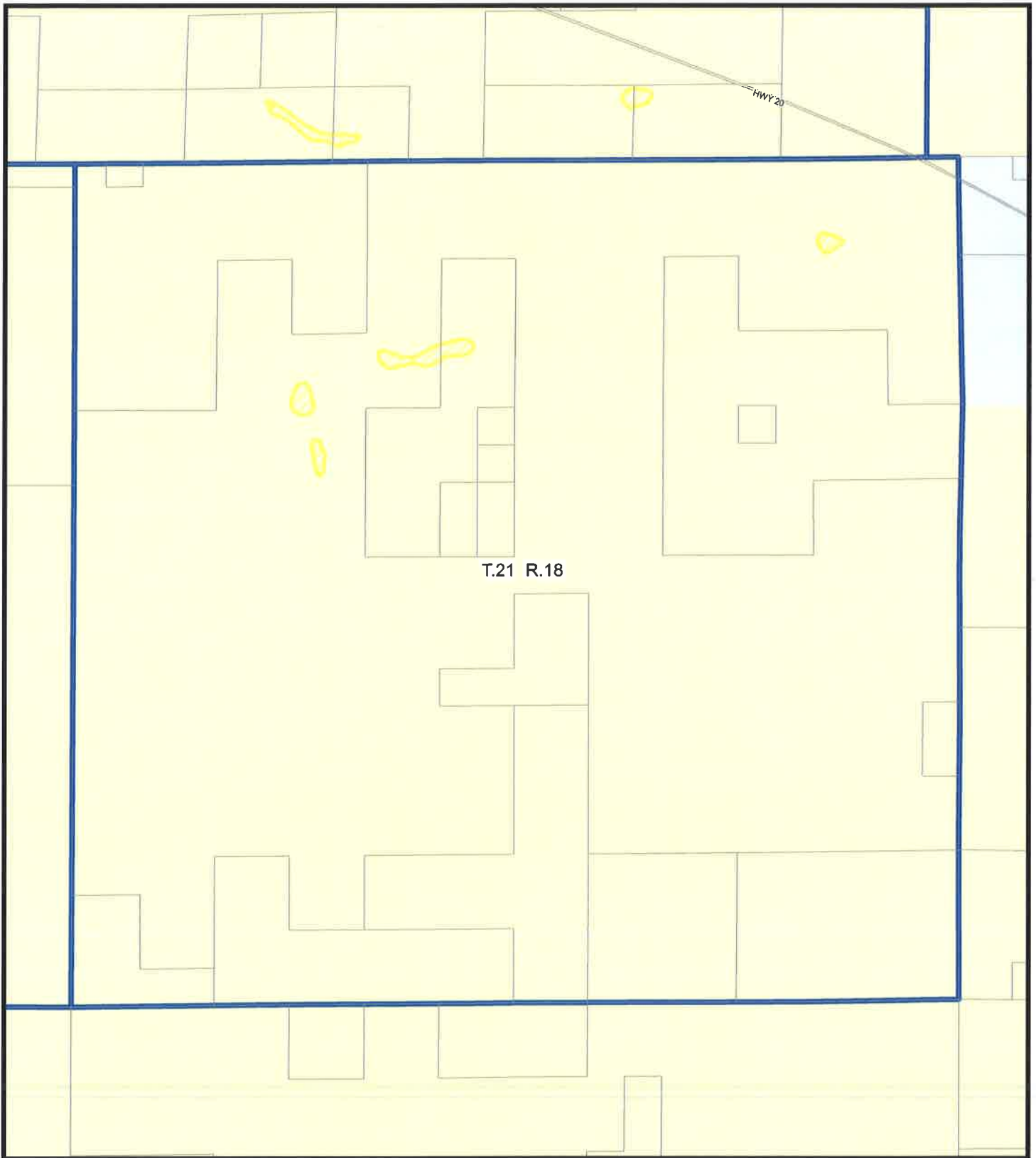
- Legend**
- Index
 - Unincorporated Community
 - Flood Plain Overlay Zone
- County Zoning**
- AOD - Airfield Operations District
 - ASD - Aviation Support District
 - ASDRA - Aviation Support District Reserve Area
 - ARID - Aviation Related Industrial District
 - ARIDRA - Aviation Related Industrial District Reserve Area
 - EFUM - Allstate Subzone
 - EFURR - Horse Ridge Subzone
 - EFULA - La Pine Subzone
 - EFULB - Lower Bridge Subzone
 - EFUSC - Sellers/Cloverdale Subzone
 - EFUTE - Tumbone Subzone
 - EFUTRB - Tumbone/Redmond Bend Subzone
 - F1 - Forest Use 1
 - F2 - Forest Use 2
 - MUA10 - Multiple Use Agricultural
 - OS&C - Open Space & Conservation
 - RI - Rural Industrial
 - RC - Rural Commercial
 - RR10 - Rural Residential
 - SM - Surface Mining
 - SMUJRA - Surface Mining Urban Reserve Area
 - UARI0 - Urban Area Reserve - 10 Acre Minimum
 - SR25 - Residential 2.5 Acre Minimum



May 2, 2017



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T.21 R.18

Flood Plain Overlay Zone

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Legend

- Index
- Unincorporated Community
- Flood Plain Overlay Zone
- County Zoning
- AOD - Airfield Operations District
- ASD - Aviation Support District
- ASDRA - Aviation Support District Reserve Area
- ARID - Aviation Related Industrial District
- ARIDRA - Aviation Related Industrial District Reserve Area
- EFUAL - Allstate Subzone
- EFUHR - Horse Ridge Subzone
- EFULA - La Pine Subzone
- EFULB - Lower Ridge Subzone
- EFUSC - Sisters/Clowerdale Subzone

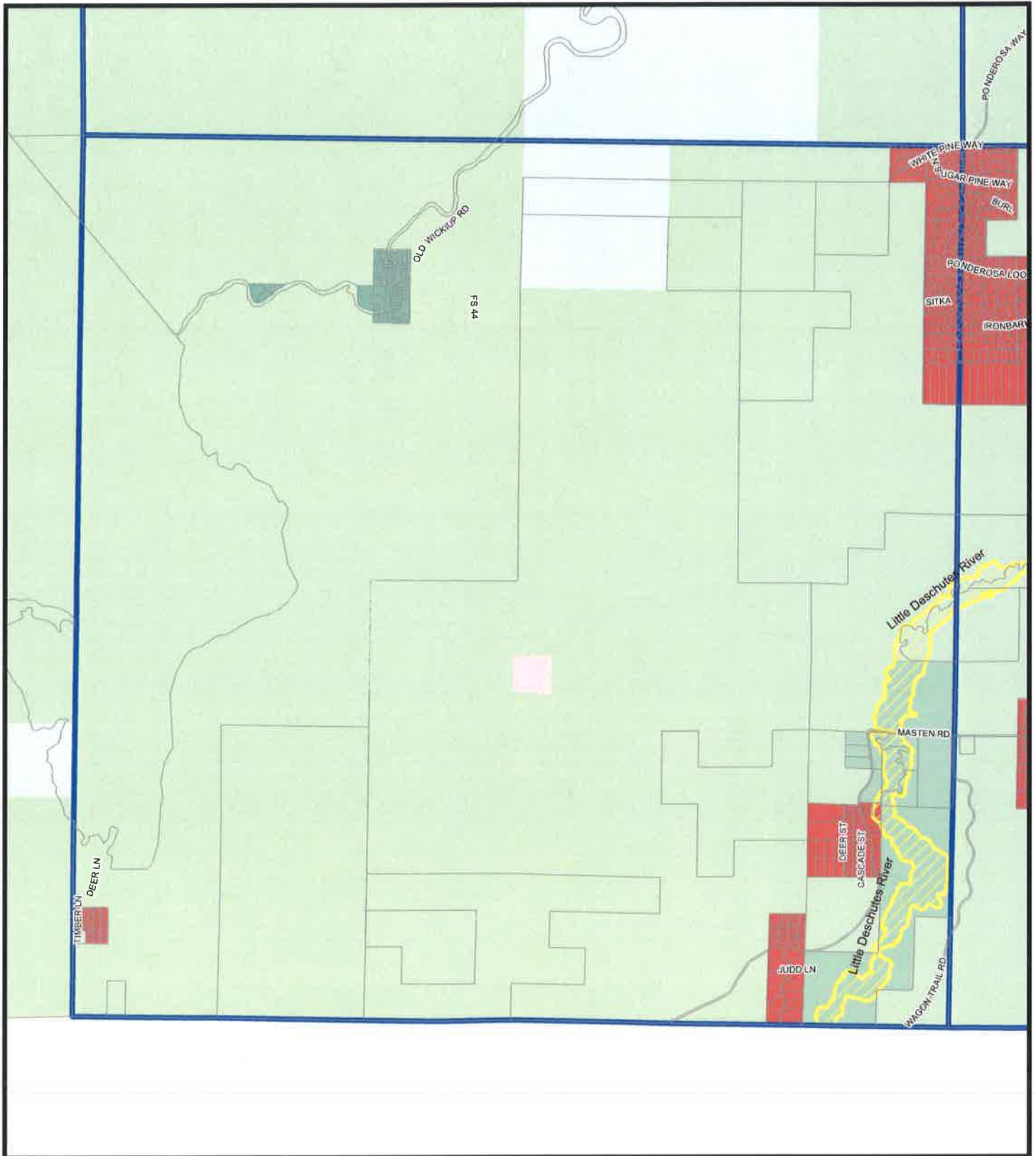
- EFUTE - Terrace Subzone
- EFUTRB - Terrace/Ridgeland Subzone
- F1 - Forest Use 1
- F2 - Forest Use 2
- MUA10 - Multiple Use Agricultural
- OS&C - Open Space & Conservation
- RI - Rural Industrial
- RC - Rural Commercial
- RR10 - Rural Residential
- SM - Surface Mining
- SMURA - Surface Mining URA
- UAR10 - Urban Area Reserve - 10 Acre Minimum
- BR 2.5 - Residential 2.5 Acre Minimum



May 2, 2017



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Flood Plain Overlay Zone

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Legend

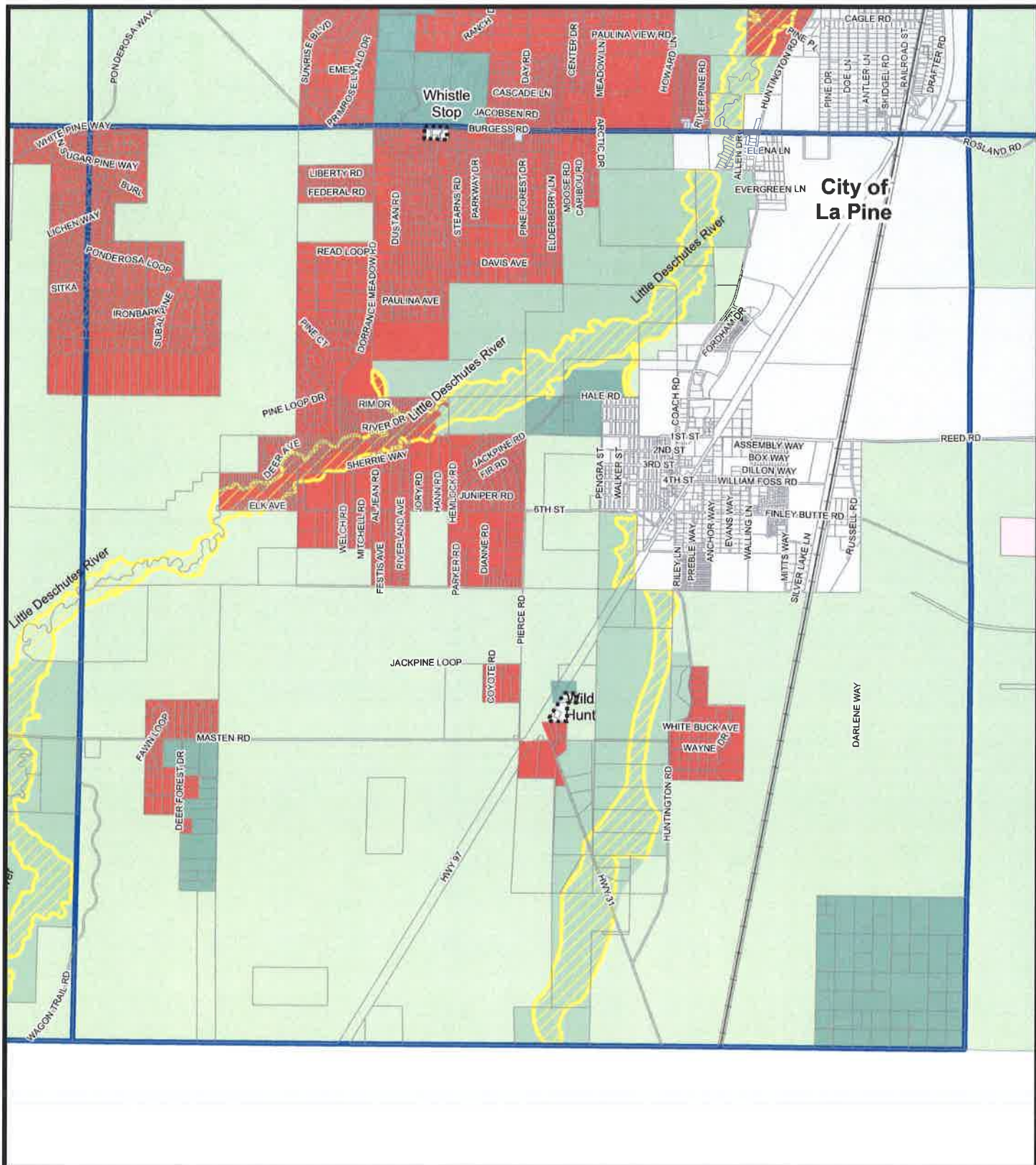
- Index
- Unincorporated Community
- Flood Plain Overlay Zone
- County Zoning**
 - ADD - Airfield Operations District
 - ASD - Aviation Support District
 - ASDRA - Aviation Support District Reserve Area
 - ARID - Aviation Related Industrial District
 - ARIDRA - Aviation Related Industrial District Reserve Area
 - EFUAL - Allstate Subzone
 - EFUHR - Horse Ridge Subzone
 - EFULA - La Pine Subzone
 - EFULB - Lower Bridge Subzone
 - EFUSC - Sisters/Cloverdale Subzone
 - EFUTE - Terrebonne Subzone
 - EFUTRB - Tumalo/Redmond/Blend Subzone
 - F1 - Forest Use 1
 - F2 - Forest Use 2
 - MUAID - Multiple Use Agricultural
 - OS8C - Open Space & Conservation
 - RI - Rural Industrial
 - RC - Rural Commercial
 - RR10 - Rural Residential
 - SM - Surface Mining
 - SMURA - Surface Mining URA
 - UAR10 - Urban Area Reserve - 10 Acre Minimum
 - SR 2.5 - Residential 2.5 Acre Minimum



May 2, 2017



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Flood Plain Overlay Zone

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Legend

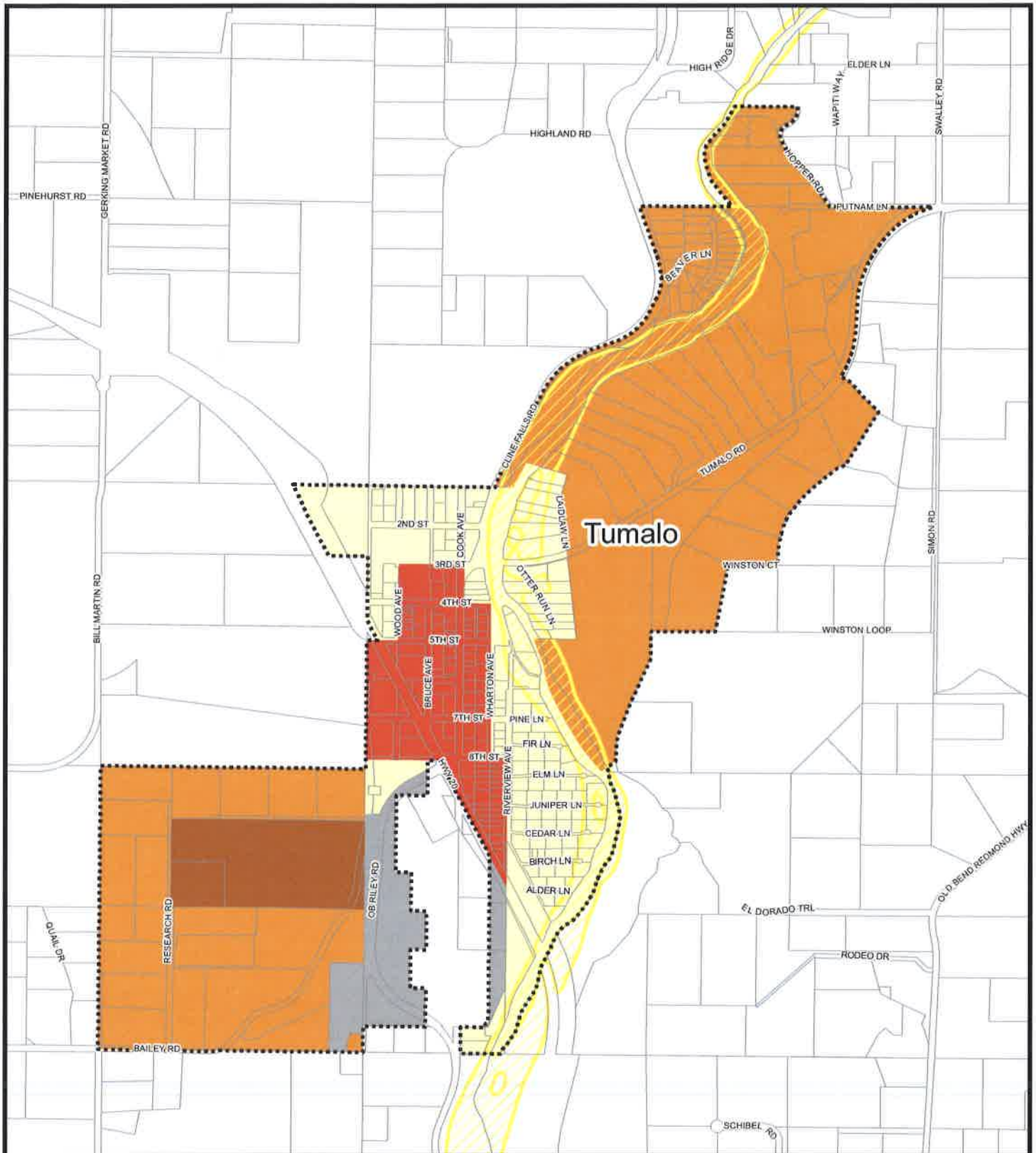
- Index
- Unincorporated Community
- Flood Plain Overlay Zone
- County Zoning**
- AOD - Airfield Operations District
- ASD - Aviation Support District
- ASDRA - Aviation Support District Reserve Area
- ARID - Aviation Related Industrial District
- ARIDRA - Aviation Related Industrial District Reserve Area
- EFUL - Alfalfa Subzone
- EFUHR - Horse Ridge Subzone
- EFULA - La Pine Subzone
- EFULB - Lower Bridge Subzone
- EFULC - Sisters/Cloverdale Subzone
- EFUTE - Terrace Subzone
- EFUTB - Tunnel/Roadground/Bed Subzone
- F1 - Forest Use 1
- F2 - Forest Use 2
- MUA10 - Multiple Use Agricultural
- OSAC - Open Space & Conservation
- RI - Rural Industrial
- RC - Rural Commercial
- RR10 - Rural Residential
- SM - Surface Mining
- SMURIA - Surface Mining Urban
- UAR10 - Urban Area Reserve - 10 Acre Minimum
- SR 2.5 - Residential 2.5 Acre Minimum



May 2, 2017



DISCLAIMER
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Flood Plain Overlay Zone

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Legend

- Unincorporated Community
- Flood Plain Overlay Zone
- Tumalo Zoning**
- TUC - Commercial
- TUR - Residential
- TUR5 - Residential 5 Acre Minimum
- TURE - Research & Development
- TUI - Industrial



May 2, 2017



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