



## Community Development Department

Planning Division Building Safety Division Environmental Soils Division

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**TO:** Deschutes County Planning Commission

**FROM:** Matthew Martin, AICP, Associate Planner

**DATE:** May 18, 2017

**SUBJECT:** Continued Public Hearing: County Land Use File Nos. 247-17-000140-ZC/141-PA/142-TA – Flood Plain Zone Amendments

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### I. SUMMARY

This memorandum provides an overview of the review process and the amended proposal in preparation for the continued public hearing on May 25, 2017.

### II. BACKGROUND

The Planning Commission conducted a public hearing on April 13, 2017, to receive testimony on a package of legislative amendments to the Deschutes County Comprehensive Plan, Zoning Map, and Zoning Ordinance that change the Flood Plain zone to a combining (overlay) zone. Prior to the hearing, staff identified issues in the proposal that warranted continuing the public hearing to May 25, 2017. In the interim, a work session was held on May 11<sup>th</sup> to discuss amendments to the original proposal as recommended by staff.

### III. UPDATED AMENDMENTS

The changes to the original package of amendments that were presented and discussed at the work session on May 11<sup>th</sup> focused on the zone change map exhibit and amendments to Deschutes County Code (DCC), Chapter 18.96 and changes to the zoning map. The revised staff report and exhibits are attached reflect these proposed amendments.

### IV. SUBMITTED COMMENTS

Two letters were provided to the Planning Commission on May 11<sup>th</sup>. Staff summarized them below for the Planning Commission's consideration.

- Permitted Uses: Underlying primary zone dictates the predominant permitted and conditional uses. (*Staff Note: This concept was incorporated in the revisions presented at the work session.*)
- Definitions: Provide a separate definitions section specific to the Flood Plain Combining Zone; Definition of "development" should be amended as proposed to more accurately define "floodplain development."

- Subdivisions: Remove subdivisions and partitions from conditional use category and, instead, add a separate section addressing the standards independent of conditional use standards.
- Fences: Add fences which “do not impact, prevent, or otherwise obstruct the flow of water” as a use permitted outright.
- Other: Suggested changes that are intended provide clarification or corrections and are not substantive.

## **V. NEXT STEPS**

The continued public hearing is scheduled for May 25, 2017. Following the public hearing and recommendation of the Planning Commission, a public hearing is required before the Board of County Commissioners for final decision. The hearing before the Board will be held on a date yet to be determined.

Attachment: Revised Staff Report