



## Community Development Department

Planning Division Building Safety Division Environmental Soils Division

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### MEMORANDUM

**TO:** Deschutes County Historic Landmarks Commission (HLC)

**FROM:** Nick Lelack, AICP, Director  
Peter Gutowsky, AICP, Planning Manager

**DATE:** April 27, 2015

**SUBJECT:** Consideration of the Planning Division Work Plan for Fiscal Year (FY) 2015-16

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The purposes of the May 4 work session item are to present and gain HLC input, regarding the Planning Division annual work plan for FY 2015-16.<sup>1</sup>

#### I. BACKGROUND

Each spring, the Community Development Department (CDD) prepares an annual work plan describing proposed projects for the coming fiscal year. It is intended that a review of the draft work plan will provide the BOCC, Planning Commission, Historic Landmarks Commission, County Administration and CDD's customers and partner agencies the opportunity to provide input, including additions, modifications and possible re-prioritization. The work plan also serves as the context within which new projects that arise during the course of the year are prioritized and undertaken. The Planning Commission conducted public hearings on April 9 and April 23.

#### II. WORK PLAN & MATRICES

The Planning Division Draft Work Plan consistently generates public interest. It proposes to carry over projects from the current fiscal year into FY 2015-16 and utilize available resources to establish, maintain and/or improve several internal tracking systems for community and area wide plans, destination resorts and future text amendments.

Below, **Table 1** lists the Planning Division's proposed long range planning projects for FY 15-16. **Table 2** summarizes Comprehensive Plan policies and **Table 3**, citizen recommended work tasks. **Table 4** identifies four projects discussed by the Planning Commission over the last year related to agricultural lands, medical marijuana dispensaries and HB 2229. Each table indicates the general resources and timeframes required to complete each project. Staff uses a "minor" and "significant" rating to gauge a project's required resources and timeframe.

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<sup>1</sup> July 1, 2015 to June 30, 2016.

- A minor rating equates to 2-4 months to complete and 0.25-0.75 full time equivalent (FTE) of long range planning staff.
- A moderate rating equates to 4-8 months to complete and 0.5-1.0 FTE.
- A significant rating spans 6-12 months or longer and requires 1.0-2.0 FTE with possible consultants.

Some projects identified as “minor” can evolve and extend the amount of resources and projected timeframe significantly. The resources required for several projects therefore may change depending on different factors.

Tables 2, 3, and 4 projects are not currently proposed to be initiated in FY 15-16 due to limited resources. Capacity for projects from Tables 2, 3 and 4 to move up to Table 1 will largely depend on:

- Forthcoming BOCC direction on the County’s Agricultural Lands Program;
- Status and decisions regarding work tasks associated with sage grouse and/or Oregon spotted frog;
- Timing of applications to adopt and implement the Bend Airport Master Plan, amend the Redmond Urban Growth Boundary for a regional large-lot industrial campus and adopting housekeeping amendments; and,
- Completing a Goal 11 Exception.

**Table 1 – Proposed Long Range Planning Projects (FY 2015-2016)**

<b>Projects</b>	<b>Brief Description</b>	<b>Resources/Timeframe *</b>
<i>Agricultural Lands</i>	Amend County’s Agricultural Lands Program based BOCC and Planning Commission direction	None to Significant (depending on BOCC/PC feedback this spring)
<i>Bend Airport Master Plan (BAMP)</i>	Coordinate with the City of Bend to adopt the Bend Airport Master Plan into the Comprehensive Plan and zoning code amendments into County Code	Moderate to Significant
<i>Bend Urban Growth Boundary (UGB) Coordination</i>	Coordinate with Bend to complete their UGB Remand Order	Moderate to Significant
<i>Brownfield Grant</i>	Administer a three year U.S. EPA Community-wide Brownfield Assessment Grant	Significant
<i>Central Oregon Large-lot Industrial Project</i>	Coordinate with the City of Redmond to initiate a UGB amendment for a regional large-lot industrial campus	Minor to Moderate
<i>Certified Local Government Grant (CLG)</i>	Administer a CLG grant to implement a historic preservation strategic plan	Significant

**Table 1 – Proposed Long Range Planning Projects (FY 2015-2016)**

<b>Projects</b>	<b>Brief Description</b>	<b>Resources/Timeframe *</b>
<i>Code Enforcement</i>	Initiate a text amendment prohibiting the issuance of land use and building permits if a property has a pending code violation or is in violation with conditions of approval from a prior land use decision	Moderate
<i>Federal Emergency Management Coordination</i>	Monitor and participate in state-led process to address the effects of a lawsuit related to the federal Endangered Species Act (ESA) and floodplain development	Minor to Moderate
<i>Goal 11 Exception</i>	Initiate a Goal 11 exception for southern Deschutes Co.	Significant
<i>Harper Bridge</i>	Participate in the process to develop solutions for safe access to Deschutes River	Minor to Moderate
<i>Housekeeping and Legislative Amendments</i>	Initiate housekeeping and legislative text amendments.	Minor to Moderate
<i>Natural Hazards</i>	Coordinate with the Planning Commission and the BOCC to discuss implementing recommendations from the University of Oregon's Community Service Center's review of County codes and policies regarding natural hazards and mitigation	Minor to Moderate
<i>Population Forecast</i>	Coordinate with Assessor and Administration Office to complete Portland State University, Population Research Center, 2015 Housing Unit and Population Questionnaire.	Minor
<i>Recreational Marijuana</i>	Initiate a text amendment regulating recreational marijuana based on 2015 State legislation	Moderate to Significant
<i>Sage Grouse Conservation</i>	Land Conservation and Development Commission initiated rulemaking to address large scale development and sage grouse habitat. A Rules Advisory Committee will meet over a sixth month period between February and July 2015. If rule-making is successful, Staff will convene a work session with BOCC to discuss updating County Code.	Minor to Significant
<i>Spotted Frog</i>	Final rule designating critical habitat is expected this spring. Upon its release, CDD will schedule a BOCC work session and use a matrix to discuss options for responding to critical habitat from a land use standpoint.	Minor to Moderate
<i>Tracking System</i>	Develop and maintain tracking systems of Comprehensive Plan, Community/Area Plan implementation activities and updates, text amendments, and destination resorts	Minor

**Table 2 – Comprehensive Plan Policies**

Comprehensive Plan Policies	Resources/Timeframe
1. Implement, as appropriate, recommendations in the Final Report from the Oregon Task Force on Land Use Planning dated January 2009 (Policy 1.3.8)	Significant
2. Support implementation of the Bend 2030 Plan and incorporate, as appropriate, elements from the Bend 2030 Plan into this Plan (Policy 1.3.13)	Significant
3. Develop comprehensive policy criteria and code to provide clarity on when and how EFU parcels can be converted to other designations (Policy 2.2.3)	Moderate to Significant
4. Review County Code and revise as needed to permit alternative and supplemental farm activities that are compatible with farming, such as agri-tourism or commercial renewable energy projects (Policy 2.2.12)	Moderate
5. Explore new methods of identifying and classifying agricultural lands (Policy 2.2.13)	Significant
6. Address land use challenges in the Horse Ridge subzone (Policy 2.2.15)	Significant
7. Initiate a review of all Goal 5 inventories and protection programs (Policy 2.4.1)	Significant
8. Explore adopting new ordinances, such as a wellhead protection ordinance for public water systems, in accordance with applicable Federal and/or State requirements (Policy 2.5.21)	Significant
9. Explore an intergovernmental agreement with the irrigation districts for ensuring irrigated land partitions and lot line adjustments are not approved without notice to and comment by the affected district (Policy 2.5.26)	Significant
10. Explore incorporating appropriate stormwater management practices into Deschutes County Code (Policy 2.5.27)	Significant
11. Consider adopting regulations for dock construction based on recommendations of the Oregon Department of Fish and Wildlife and the Deschutes River Mitigation and Enhancement Program (Policy 2.5.30)	Moderate
12. Review County Code and revise as needed to protect open space and scenic views (Policy 2.7.6)	Significant
13. Review County Code and revise as needed to ensure effective energy conservation regulations, such as revising County Code on solar energy to create flexibility and permit exceptions for small properties and sites with specific anomalies (Policy 2.8.5)	Significant
14. Review County Code and revise as needed to permit alternative energy systems for homes and businesses and mitigate impacts on neighboring properties and the natural environment. (Policy 2.8.6)	Significant
15. Review County Code and revise as needed to develop an efficient permitting process and effective siting standards for commercial renewable energy projects that address all project components as well as environmental and social impacts (Policy 2.8.8)	Significant

**Table 2 – Comprehensive Plan Policies**

<b>Comprehensive Plan Policies</b>	<b>Resources/Timeframe</b>
16. Review County Code and revise as needed to promote the use of resource-efficient building and landscaping techniques, materials and technologies for new construction and renovation projects (Policy 2.9.5)	Significant
17. Review surface mining codes and revise as needed to consider especially mitigation factors, imported material and reclamation (Policy 2.10.4)	Significant
18. Review surface mining site inventories as described in Section 2.4, including the associated Economic, Social, Environmental and Energy (ESEE) analyses (Policy 2.10.5)	Moderate
19. Update the policies for lands designated Rural Commercial as needed (Policy 3.4.8)	Minor to Moderate
20. Update the policies for lands designated Rural Industrial as needed. (Policy 3.4.22)	Minor to Moderate
21. Make the Floodplain Zone a combining zone and explore ways to minimize and mitigate floodplain impacts (Policy 3.5.11c)	Significant
22. Require new subdivisions and destination resorts to achieve FireWise Standards from the beginning of the projects and maintain those standards in perpetuity (3.5.11(g)) <sup>2</sup>	Minor to Significant
23. Support the creation of a landfill overlay zone (Policy 3.6.13)	Minor
24. Update County Code as needed to define rural recreational uses such as private parks (Policy 3.8.10)	Moderate
25. Support an overlay zone for property owned and/or utilized by the Oregon Military Department to protect the military site and neighboring properties from noise and land use conflicts (Policy 3.10.3)	Minor to Significant
26. Initiate Deschutes Junction Master Plan (Policies 3.10.5-3.10.8)	Significant
27. Develop a master plan to address the infrastructure challenges facing rural, undeveloped lots in southern Deschutes County (Newberry Country; Policy 3.4)	Significant
28. Develop a work plan with affected stakeholders to determine the future development and conservation potential of approximately 1,500 high groundwater lots (Newberry Country; Policy 5.1)	Significant
29. Develop a work plan, in coordination with property owners, to update the Comprehensive Plan and Zoning designations to reflect the land use and development patterns in Section 36, Haner Park and other applicable areas with long-standing issues, while protecting ecologically significant natural areas or resources (Newberry Country; Policy 5.1)	Significant
30. Adopt zoning for small destination resorts, as defined in ORS 197.445 (Newberry Country; Policy 7.1)	Minor to Significant

<sup>2</sup> Destination Resorts are required by Deschutes County Code to develop and implement wildfire prevention, control and evacuation plans (DCC 18.113.050(B)(14); 18.113070(H)). Caldera Spring is currently the only Goal 8 resort recognized as a Firewise Community.

**Table 2 – Comprehensive Plan Policies**

<b>Comprehensive Plan Policies</b>	<b>Resources/Timeframe</b>
31. Create a regional trail plan in coordination with the City of La Pine, Sunriver, Deschutes County Bicycle and Pedestrian Advisory Committee (BPAC), La Pine Park and Recreation District, U.S. Forest Service, special road districts, and homeowner associations (Newberry Country; Policy 10.3)	Significant
32. Prohibit livestock from being permanently stabled in the commercial districts (Tumalo Community Plan; Policy 14)	Minor to Significant

**Table 3 – Citizen Requests**

<b>Citizen Requested Projects</b>	<b>Level of Complexity</b>
1. Initiate Deschutes Junction Master Plan	Significant
2. Initiate a text amendment that reduces setbacks in forestland related specifically to Haner Park	Moderate
3. Establish a county committee for the Tumalo Community	Minor to Significant

**Table 4 – Projects Discussed by the Planning Commission**

<b>Projects</b>	<b>Resources/Timeframe</b>
1. Initiate a text amendment that removes pharmacy as a use permitted outright in the Town Center District of Sunriver	Moderate
2. Initiate a text amendment that reduces setbacks in forestland related specifically to Haner Park	Moderate
3. Initiate a text amendment allowing temporary medical hardship dwellings in the Conventional House Combining Zone	Moderate
4. Initiate a Comprehensive Plan amendment to clarify that resource land, EFU and Forest Use parcels, can be re-designated and rezoned to non-resource lands through a quasi-judicial application process, without taking an exception to Goal 3 or Goal 4	Moderate

### III. HISTORIC LANDMARKS COMMISSION REVIEW

Each year, the Historic Landmarks Commission (HLC) discusses the Planning Division’s Work Plan related to historic preservation. On February 2, the HLC recommended planning staff add one (1) Full Time Equivalent (FTE) for the purpose of protecting, educating, and coordinating historic resources within rural Deschutes County.