

Flood Plain Zone Amendments

Public Hearing

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

Deschutes County Planning Commission

April 13, 2017



Photo Credit: floatationnation.com

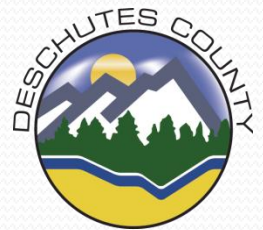
HEARING PROCEDURE

- The Planning Commission's recommendation on these applications will be based upon the record, the staff report, and the testimony and evidence presented at this hearing.
- The hearing will be conducted in the following order:
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Background

Purpose

- Complete work plan task
- Allow for more efficient code administration
 - Time and potential land use review cost savings
- Incorporate elements of the Oregon model code
- Align implementation with other jurisdictions

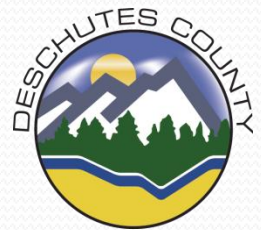


Background

Community Meetings

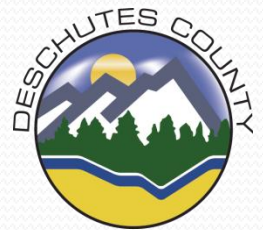
Sister
Redmond
La Pine

Background
Project Overview
Flood Plain Regulation

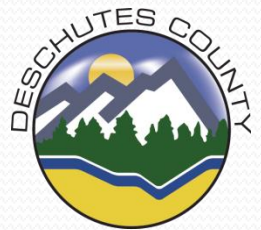


Proposal Summary

- **Zone Change**
- **Plan Amendments**
- **Text Amendments**

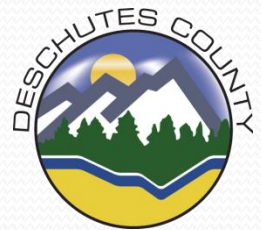


Primary Zone to Combining Zone



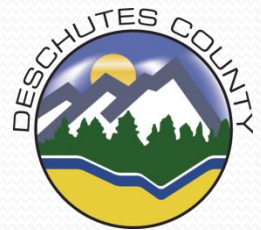
What is a Primary Zone?

- Broad areas with similar characteristics that specify allowable uses and land use requirements including minimum parcel size and development standards.
- Primary zones in Deschutes County include:
 - Exclusive Farm Use – EFU
 - Forest Use – F-1/F-2
 - Rural Residential – RR-10
 - Multiple Use Agricultural – MUA-10



What is an Combining Zone?

- Special zoning district placed over an existing base zones that identifies unique conditions and regulatory standards in addition to the primary zone.
- Combining zones in Deschutes County include:
 - Landscape Management – LM
 - Wildlife Area - WA
 - Surface Mining Impact Area – SMIA
 - Airport Safety - AS



Plan Amendments

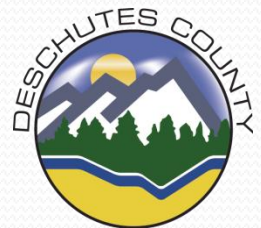
Section 2.5 Water Resources (Exhibit B)

- Reflect change to combining zone

Tumalo Community Plan (Exhibit C)

Newberry County Plan (Exhibits D and E)

- Remove flood plain plan designation
- Reflect change to combining zone
- Amend comp plan map



Text Amendments - Title 18

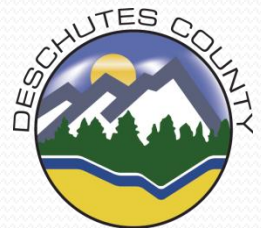
18.04 Title, Purpose and Definitions (Exhibit F)

- New and updated definitions related to flood plain

18.12 Establishment of Zones (Exhibit G)

18.61 Urban Unincorporated Community Zone – La Pine (Exhibit H)

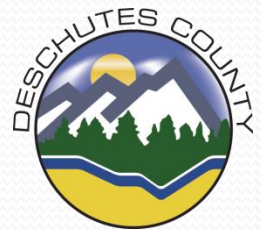
- Reflect change to combining zone



Text Amendments - Title 18

18.96. Flood Plain Zone (Exhibit I)

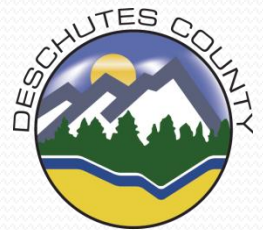
- Reflect change to combining zone
- Incorporate terminology from the model code
- Allow exception to conditional use standards for development in FP zone but outside special flood hazard area (aka “100-year floodplain”)
- Provide relief from elevation and floodproofing for small accessory structures <200 sq ft



Text Amendments - Title 18

18.96. Flood Plain Zone (Exhibit I)

- Require critical facilities to be located outside special flood hazard area
- Standards for stream habitat restoration projects
- Specify that underlying primary zone setback and dimensional standards apply



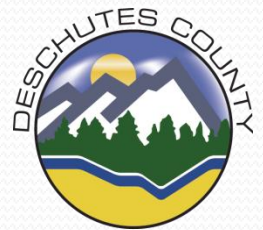
Text Amendments - Title 18

18.113 Destination Resorts Zone (Exhibit J)

18.116 Supplementary Provisions (Exhibit K)

18.124 Site Plan Review (Exhibit L)

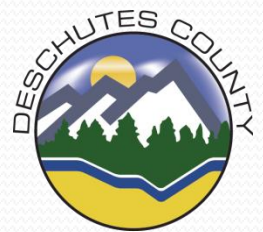
- Reflect change to combining zone



Proposal Summary

What is NOT proposed?

- No changes to Flood Plain boundary
- No changes to the development standards for most construction in the special flood hazard area
 - Flood proofing
 - Elevation

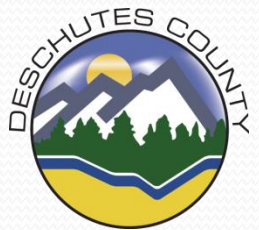


Next Steps

At the Conclusion of Testimony the Planning Commission can:

1. Continue the Hearing to a Date Certain;
Staff requests a continuance to May 25, 2017
2. Close the Hearing and Leave the Record Open to a Date Certain; or
3. Close the Hearing, Commence Deliberations, and Consider Recommendation to BOCC.

For more info visit: www.deschutes.org/floodplain



Questions of Staff?



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