



# COMMUNITY DEVELOPMENT

Deschutes County College

October 18, 2016



# Agenda & Introductions

> Nick Lelack  
Director

> Tracy Griffin  
Permit Technician

> Todd Cleveland  
Environmental Soils

> Peter Gutowsky  
Planning Manager

> Randy Scheid  
Building Safety Director

> John Griley  
Code Enforcement Tech

> Tim Berg  
GIS Analyst

- Introductions & Overview
- **Walk** to CDD
- Coordinated Services
- Current Planning
- Environmental Soils
- **Walk** back / break
- Building
- Code Enforcement
- Long Range Planning
- DIAL / Website / DevDocs
- Q & A





# CDD Mission Statement

> Protect Public Health & Safety

> 1-stop shop for development services

> Coordination

> Partnerships

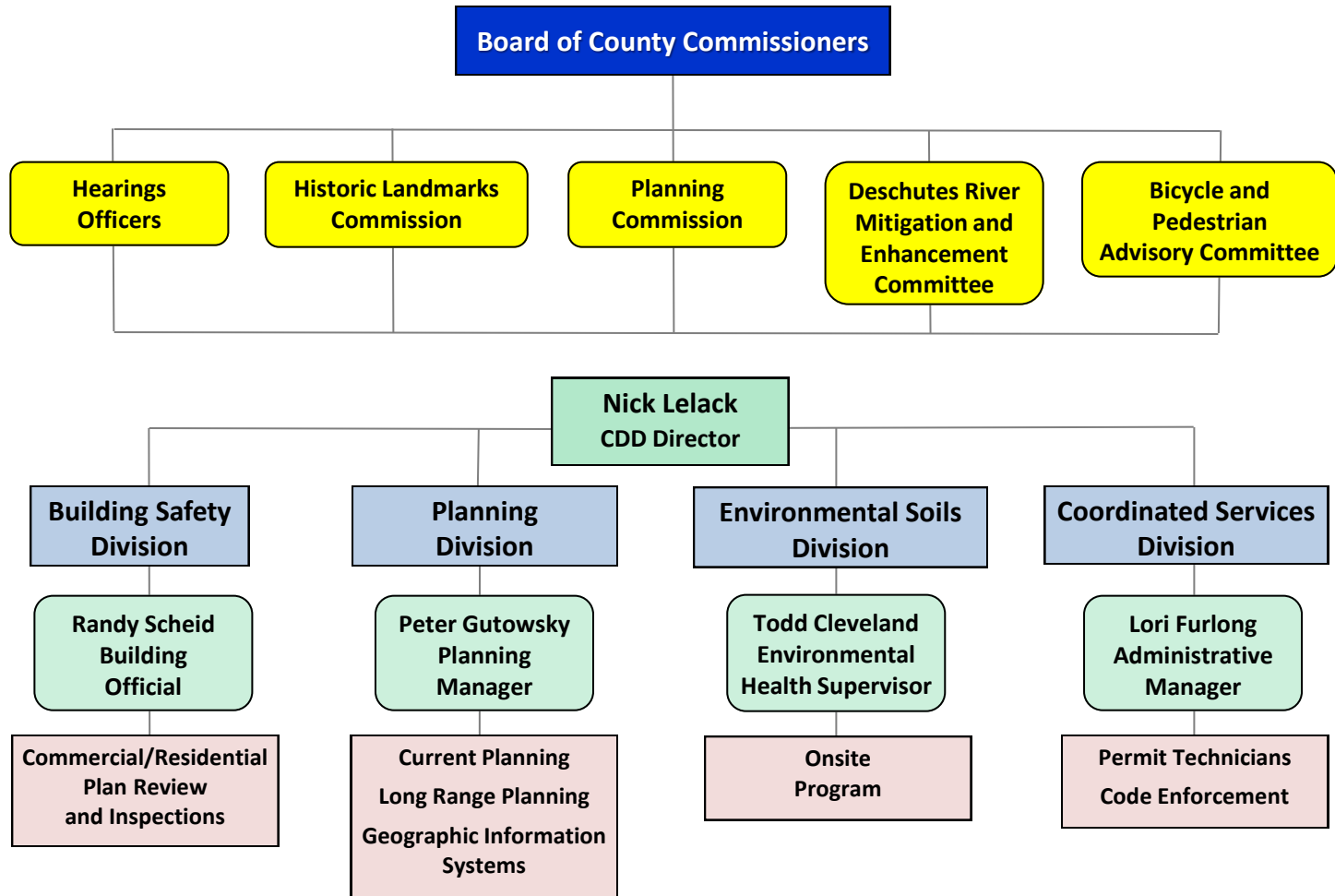
To **facilitate** orderly growth and development in the Deschutes County community through **coordinated** programs of Land Use Planning, Environmental Soils, Building Safety, Code Enforcement, **education**, and **service** to the public.



# Overview

## Quality Service

To consistently apply and implement regulations in a **fair, efficient, transparent, professional, accurate, and unbiased** manner to every customer every time.







# Agents of the State



## Board of County Commissioners

Hearings  
Officers

Historic Landmarks  
Commission

Planning  
Commission

Deschutes River  
Mitigation and  
Enhancement  
Committee

Bicycle and  
Pedestrian  
Advisory Committee

Nick Lelack  
CDD Director

Building Safety  
Division

Randy Scheid  
Building  
Official

Commercial/Residential  
Plan Review  
and Inspections

Planning  
Division

Peter Gutowsky  
Planning  
Manager

Current Planning  
Long Range Planning  
Geographic Information  
Systems

Environmental Soils  
Division

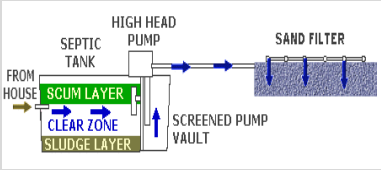
Todd Cleveland  
Environmental  
Health Supervisor

Onsite  
Program

Coordinated Services  
Division

Lori Furlong  
Administrative  
Manager

Permit Technicians  
Code Enforcement





OREGON LEGISLATIVE ASSEMBLY—1973 REGULAR SESSION

Enrolled  
**Senate Bill 100**

Sponsored by Senators MACPHERSON, HALLOCK

CHAPTER \_\_\_\_\_

AN ACT

Relating to land use; creating new provisions; amending ORS 215.055, 215.510, 215.515, 215.535 and 453.345; and appropriating money.

Be It Enacted by the People of the State of Oregon:

**PART I INTRODUCTION**  
**PREAMBLE**

**SECTION 1.** The Legislative Assembly finds that:

(1) Uncoordinated use of lands within this state threaten the orderly development, the environment of this state and the health, safety, order, convenience, property and welfare of the people of this state.

(2) To promote coordinated administration of land uses consistent with comprehensive plans adopted throughout the state, it is necessary to establish a process for the review of state agency, city, county and special district land conservation and development plans for compliance with state-wide planning goals and guidelines.

(3) Except as otherwise provided in subsection (4) of this section, cities and counties should remain as the agencies to consider, promote and manage the local aspects of land conservation and development for the best interests of the people within their jurisdictions.

(4) The promotion of coordinated state-wide land conservation and development requires the creation of a state-wide planning agency to prescribe planning goals and objectives to be applied by state agencies, cities, counties and special districts throughout the state.

(5) The impact of proposed development projects, constituting activities of state-wide significance upon the public health, safety and welfare, requires a system of permits reviewed by a state-wide agency to carry out state-wide planning goals and guidelines prescribed for application for activities of state-wide significance throughout this state.

**POLICY STATEMENT**

**SECTION 2.** The Legislative Assembly declares that, in order to assure the highest possible level of liveability in Oregon, it is necessary to provide for properly prepared and coordinated comprehensive plans for cities and counties, regional areas and the state as a whole. These comprehensive plans:

(1) Must be adopted by the appropriate governing body at the local and state levels;

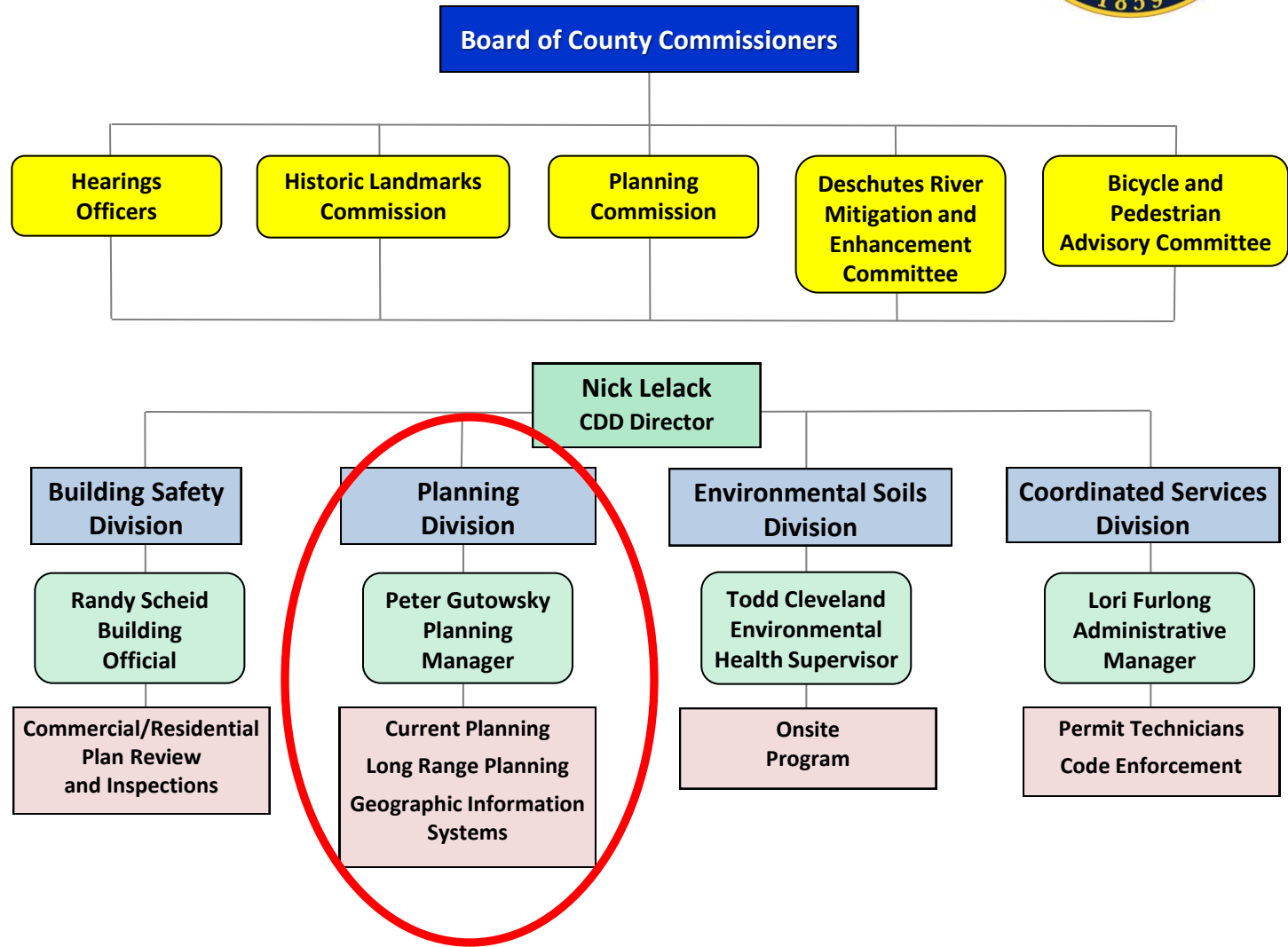
(2) Are expressions of public policy in the form of policy statements, generalized maps and standards and guidelines;

(3) Shall be the basis for more specific rules, regulations and ordinances which implement the policies expressed through the comprehensive plans;

(4) Shall be prepared to assure that all public actions are consistent and coordinated with the policies expressed through the comprehensive plans; and

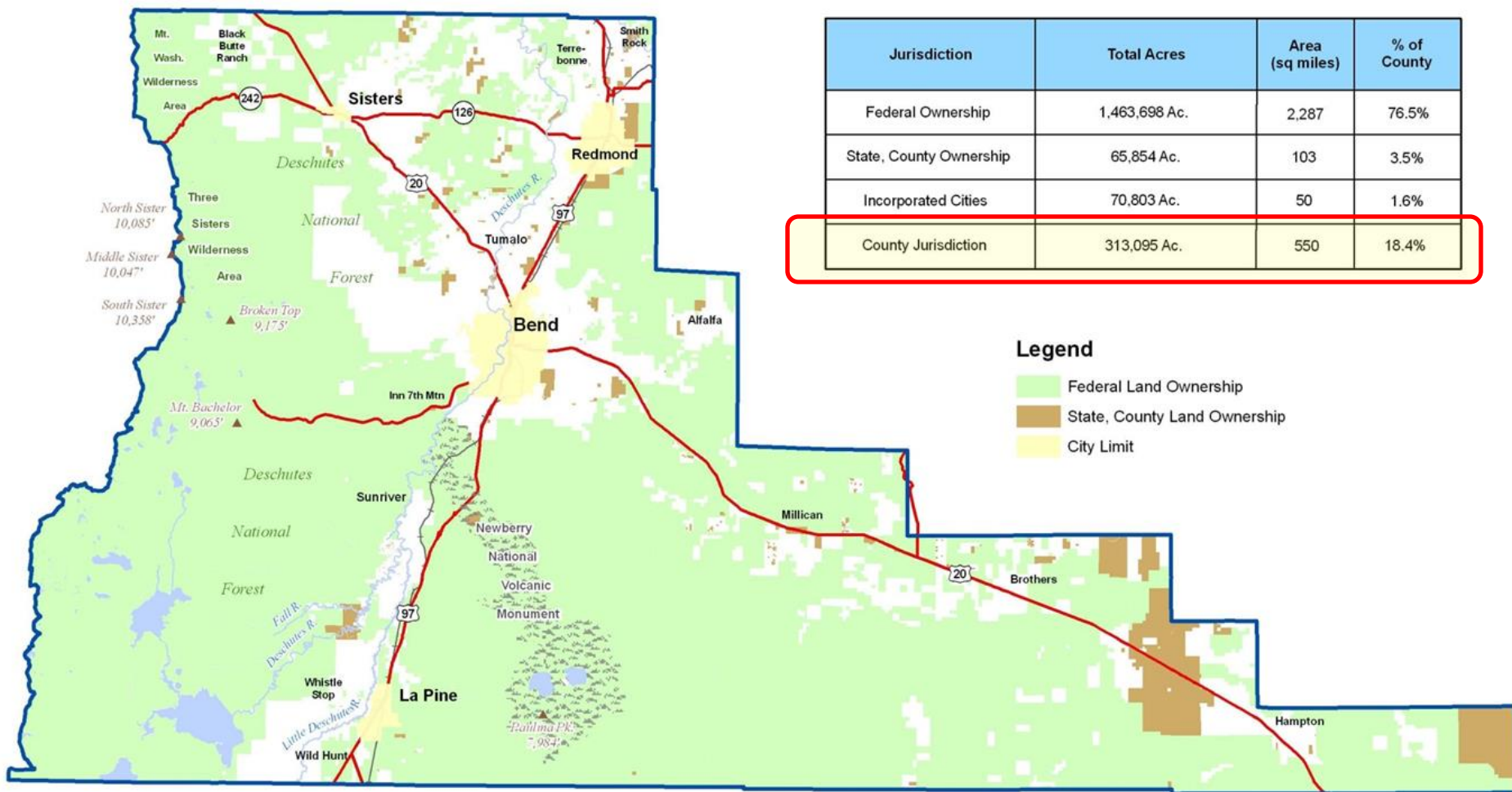


# Implements State Law





# Jurisdiction

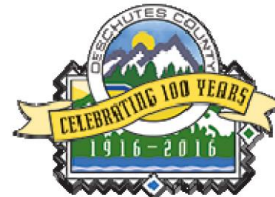
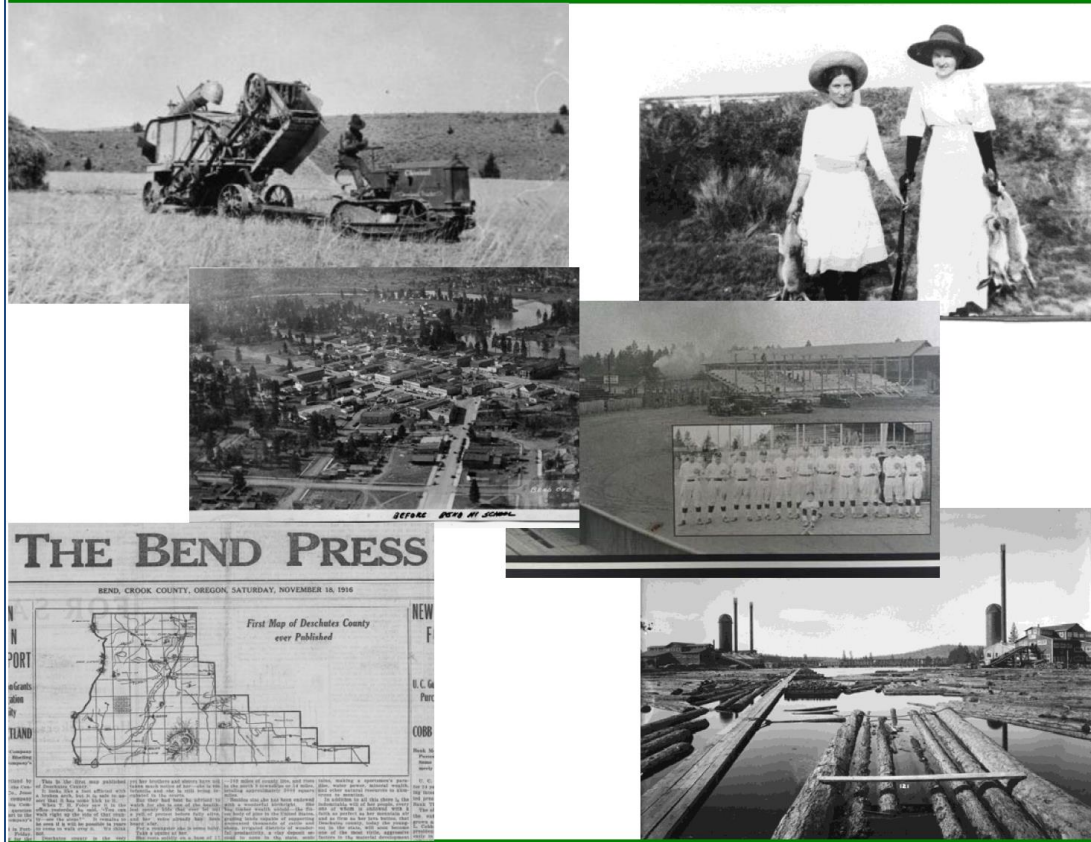






# Community Development Department Annual Report and Work Plan

- > Developed with public input
- > Based on BOCC Goals & Objectives
- > Performance Measures
- > Community Involvement Report
- > Resources (Fee Supported Dept.)



Adopted June 22, 2016

Main Line: 541-388-6575  
Fax: 541-385-1764  
Website: [www.deschutes.org/cd](http://www.deschutes.org/cd)

117 NW Lafayette Avenue  
Bend, Oregon



# Big Issues 2016~17

- Boom-bust-boom permit volumes & revenue, staffing, customer expectations
- Implementing Marijuana Regulations
- Code Enforcement Cases
- New Types of Applications/Issues
  - Solar Farms
  - Canal piping
  - Water ski lakes
  - Wildfire mitigation & habitat protection
  - Tiny houses
- Airport uses / expansions
- Performance Management
- Population growth



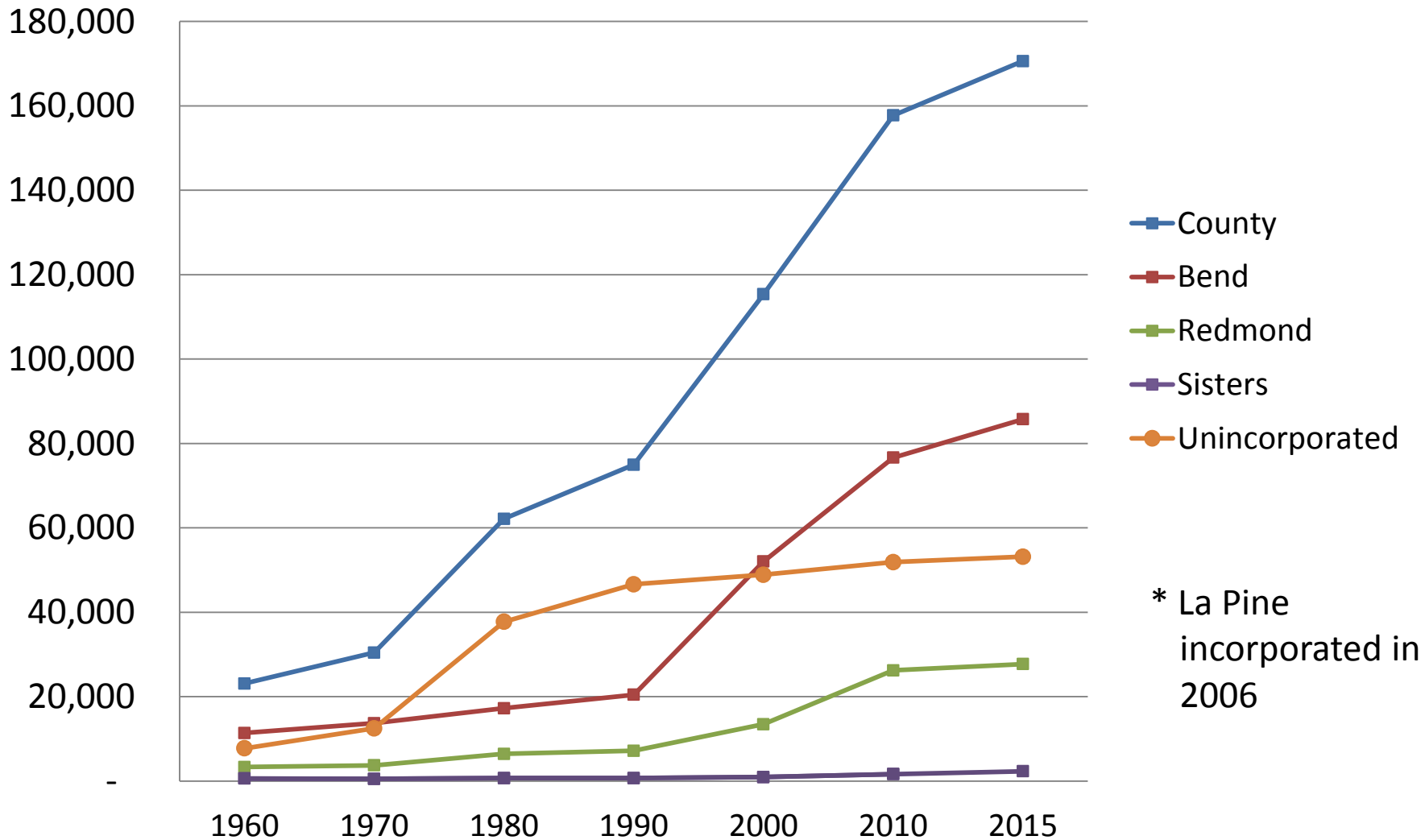


# POPULATION



# Population Growth 1960~2015

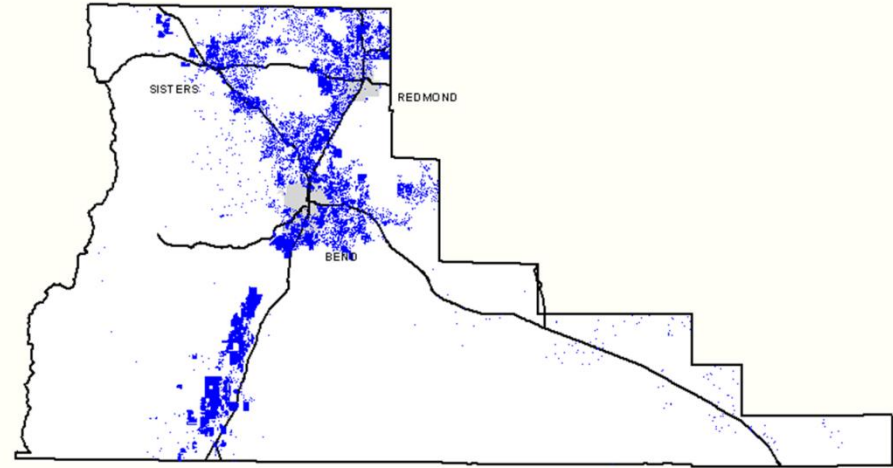
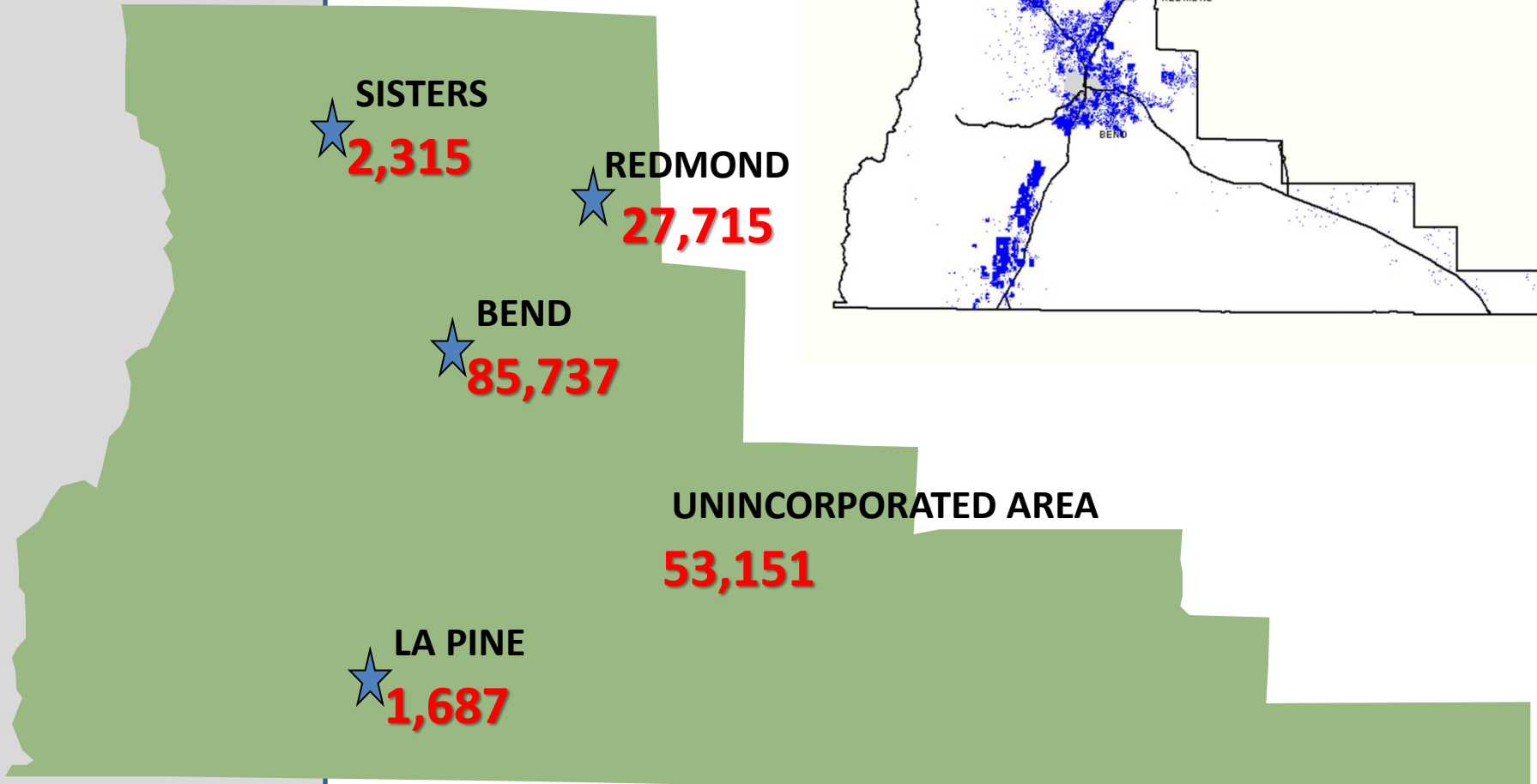
Population







# Current Population



# Coordinated Population Forecast



**2015**

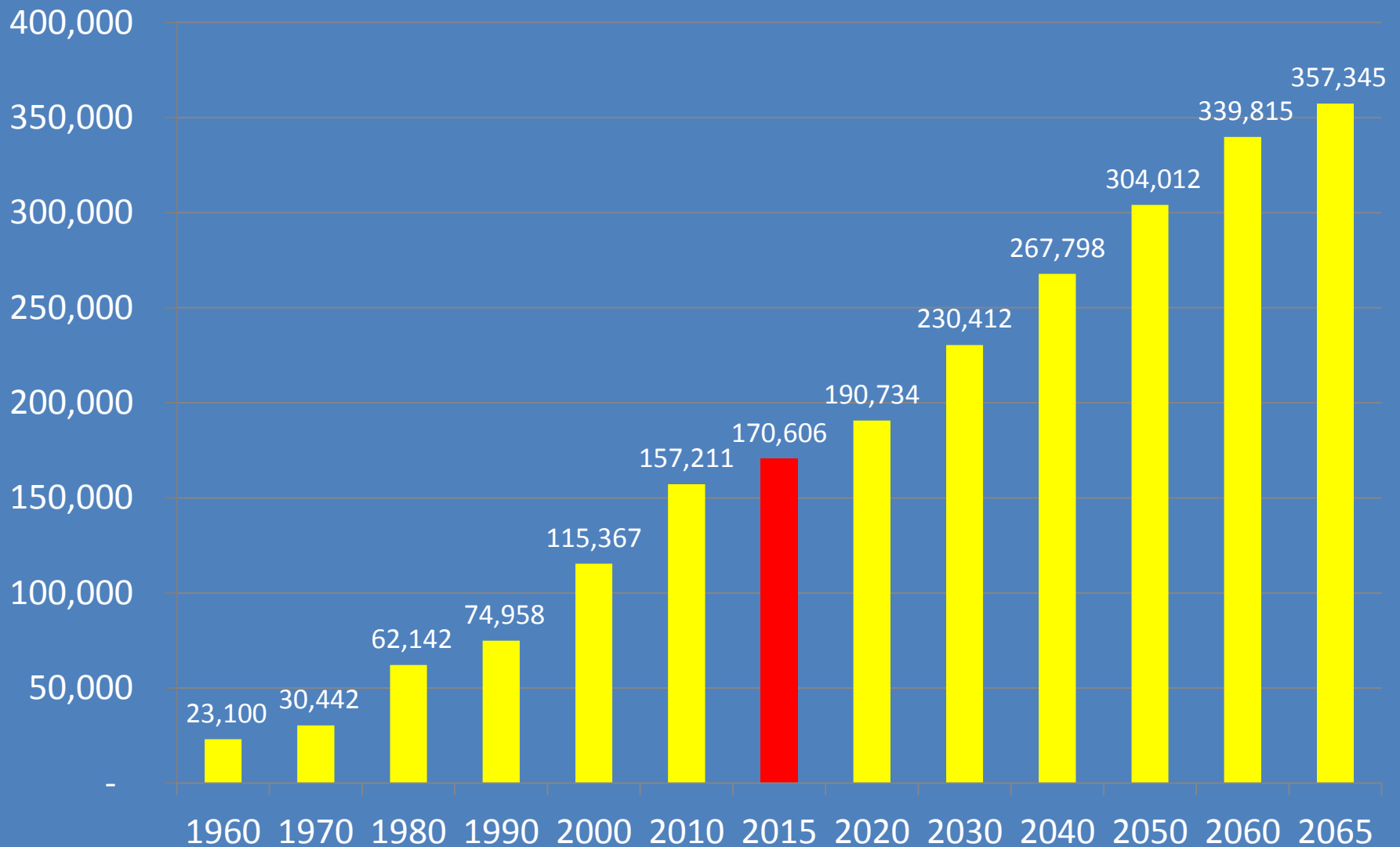
Through

**2065**

## Deschutes County

Urban Growth  
Boundaries (UGB)  
& Area Outside UGBs

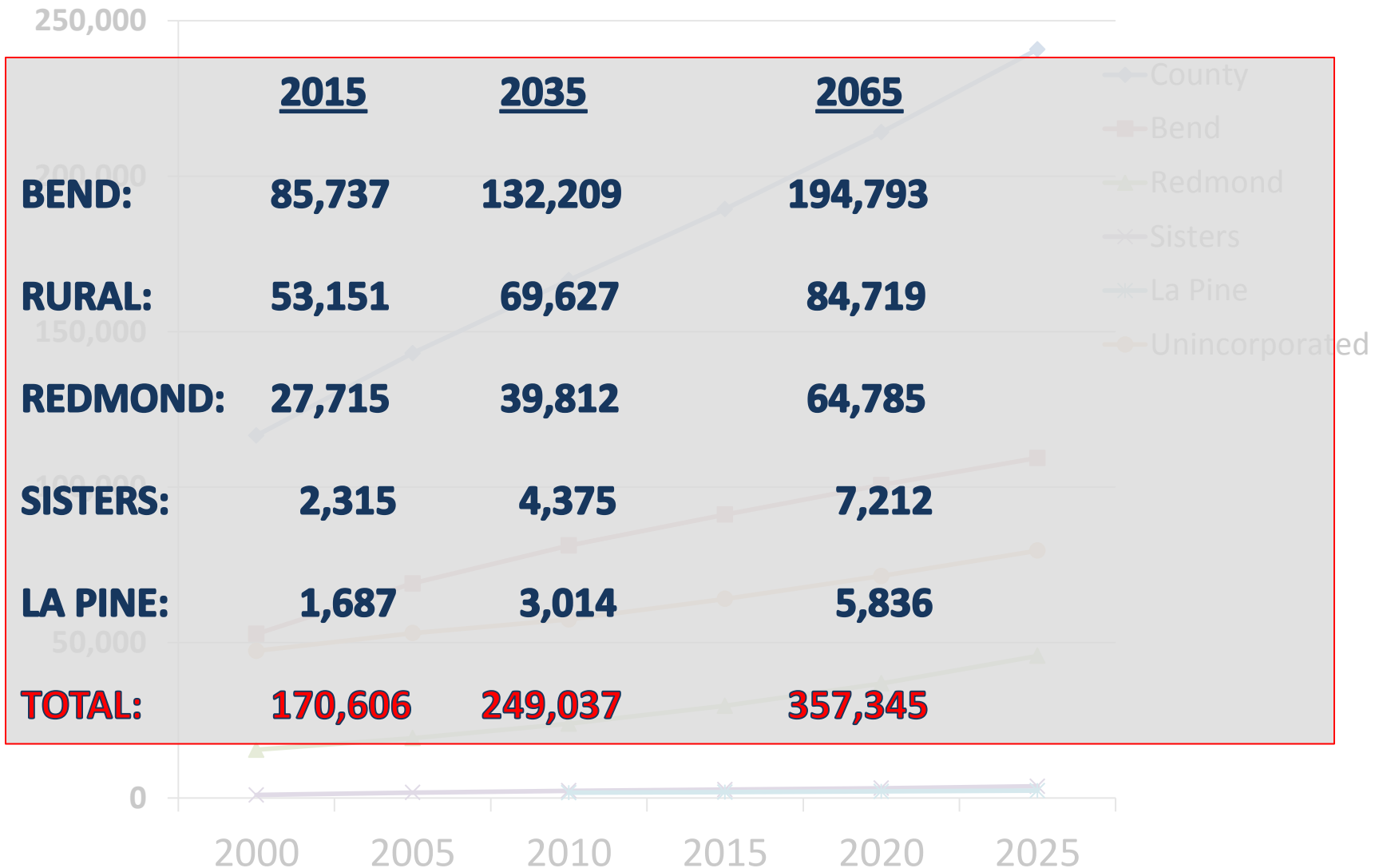
# Deschutes County Growth\*



\*Portland State University Population Research Center

# PSU Population Forecast

Population

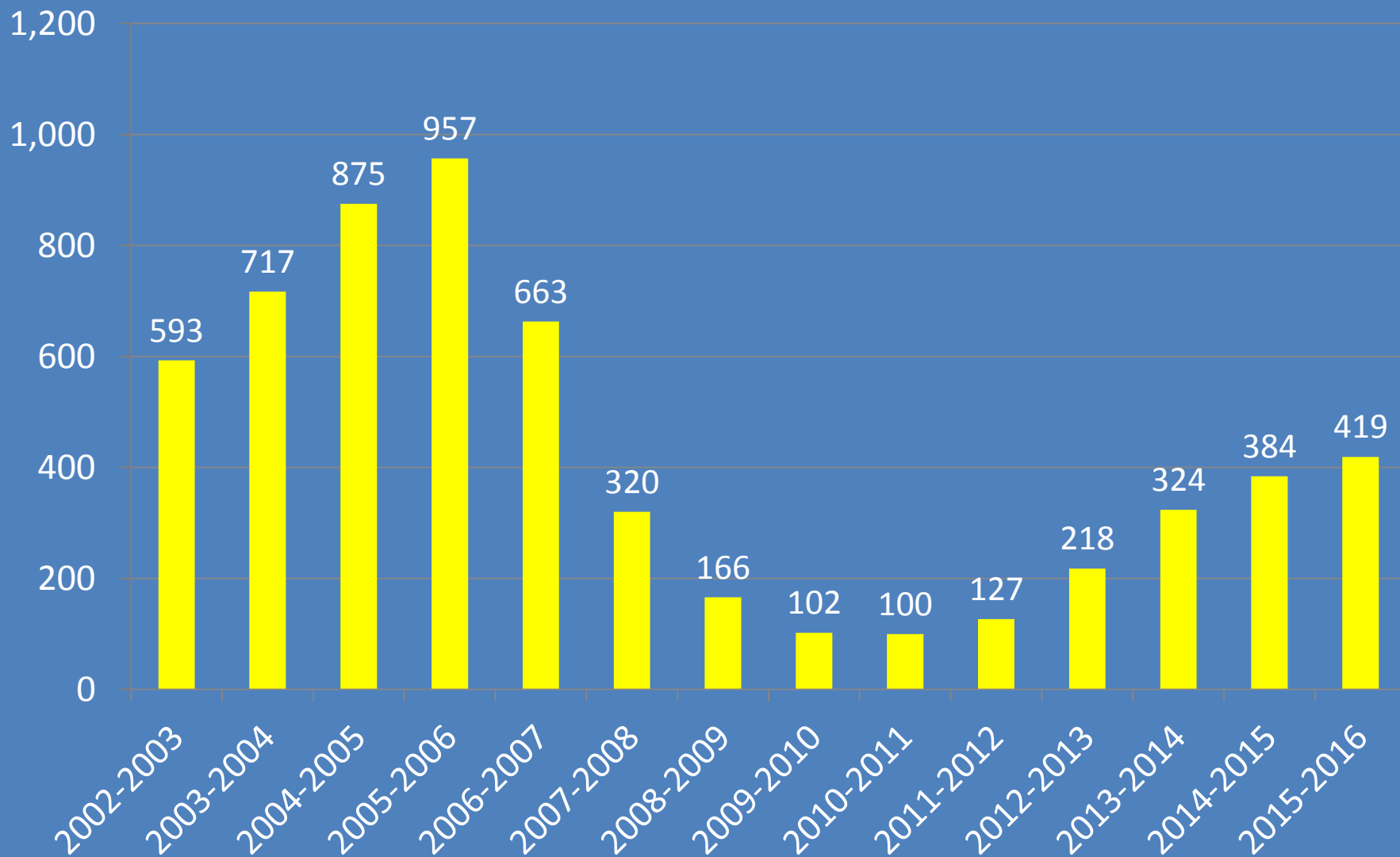




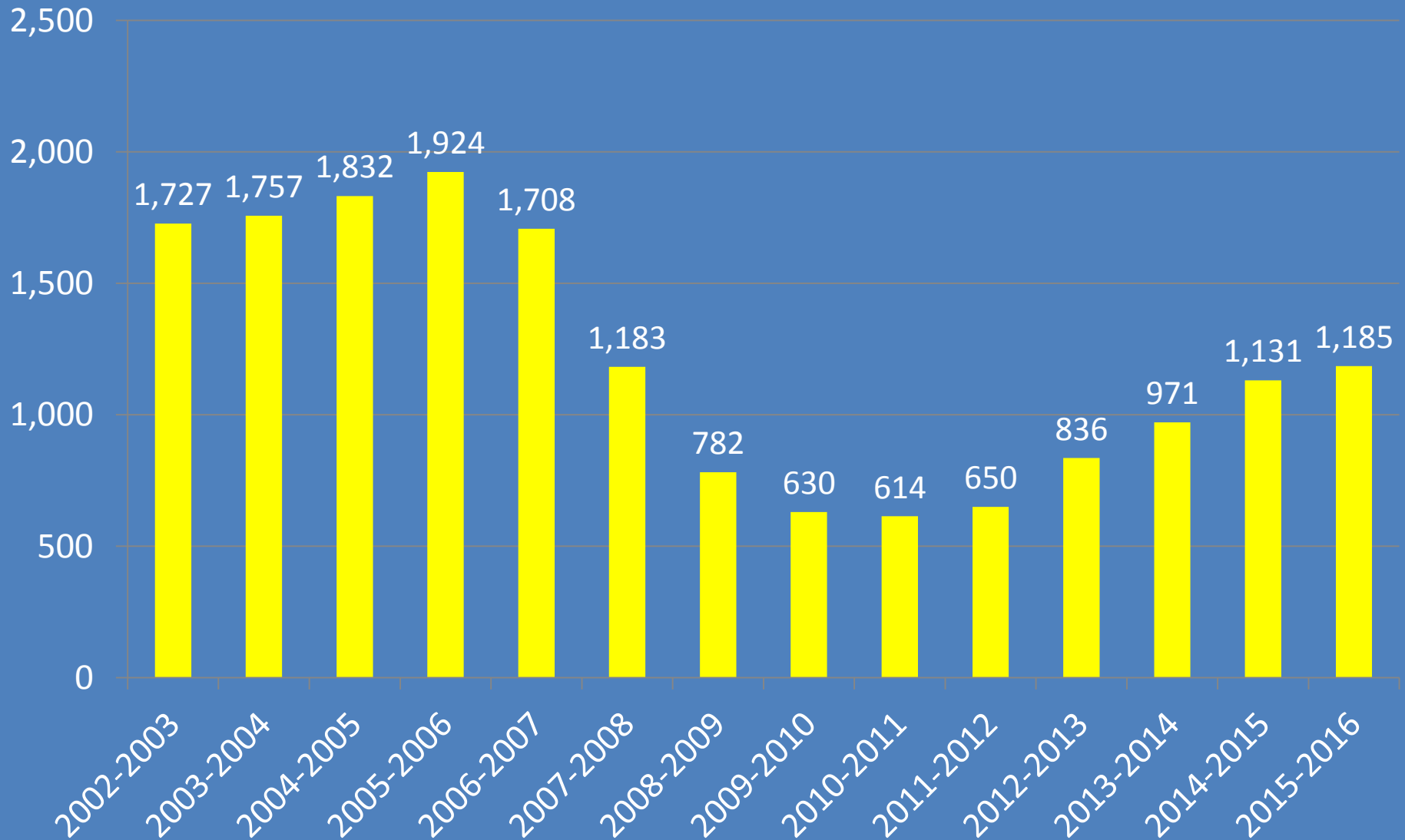
# BUSINESS TRENDS



# Single Family Home Permits

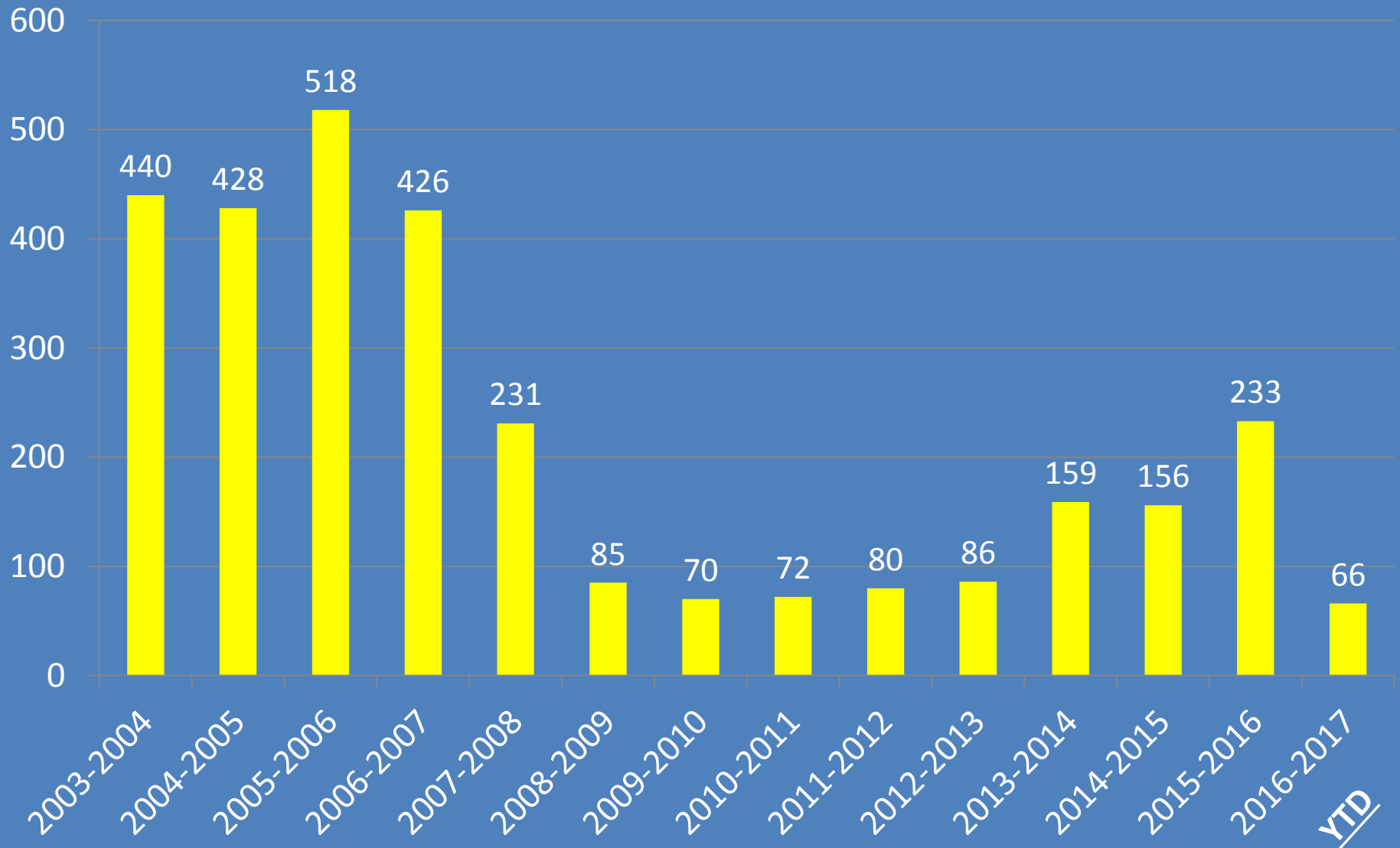


# All Building Permits

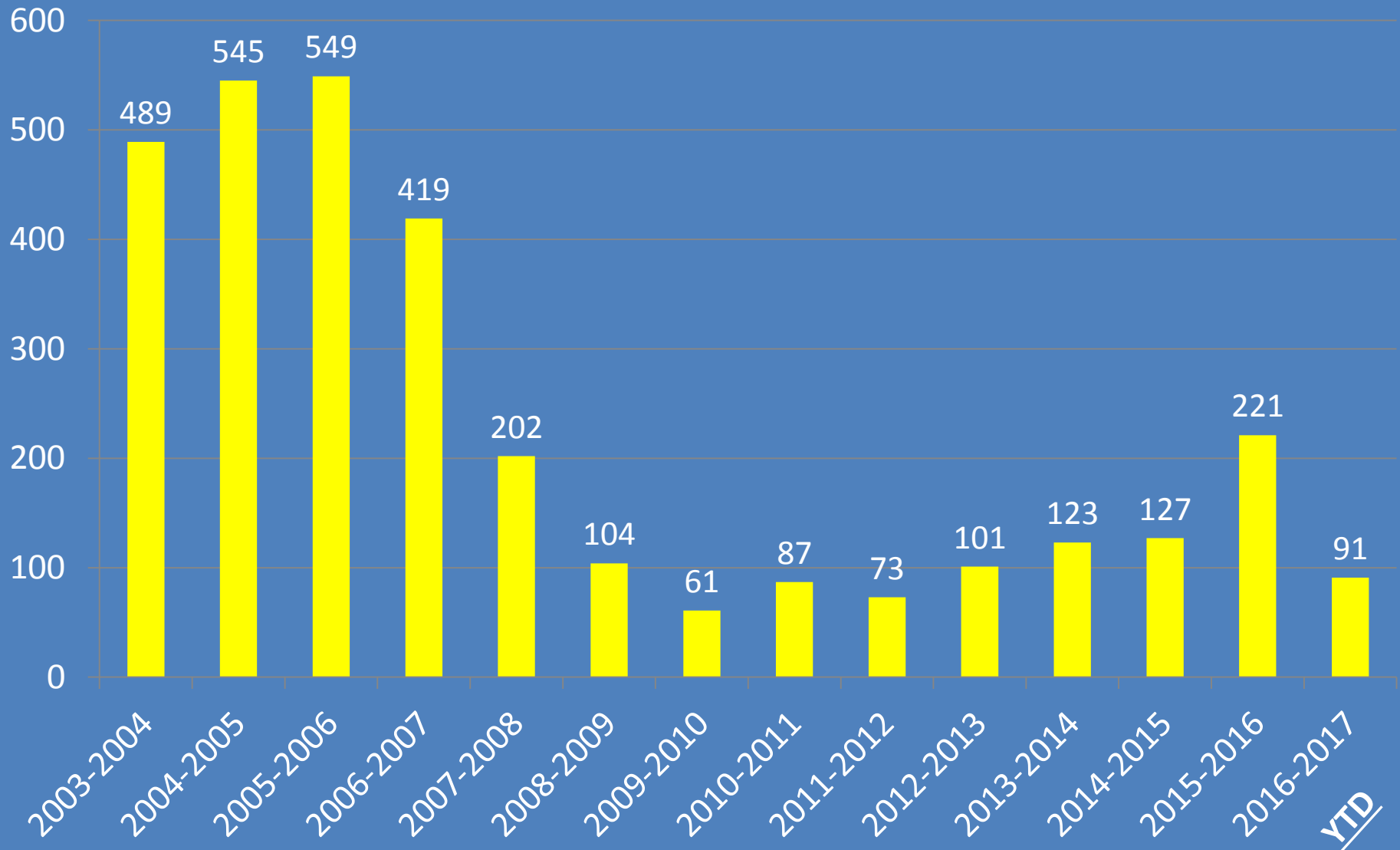




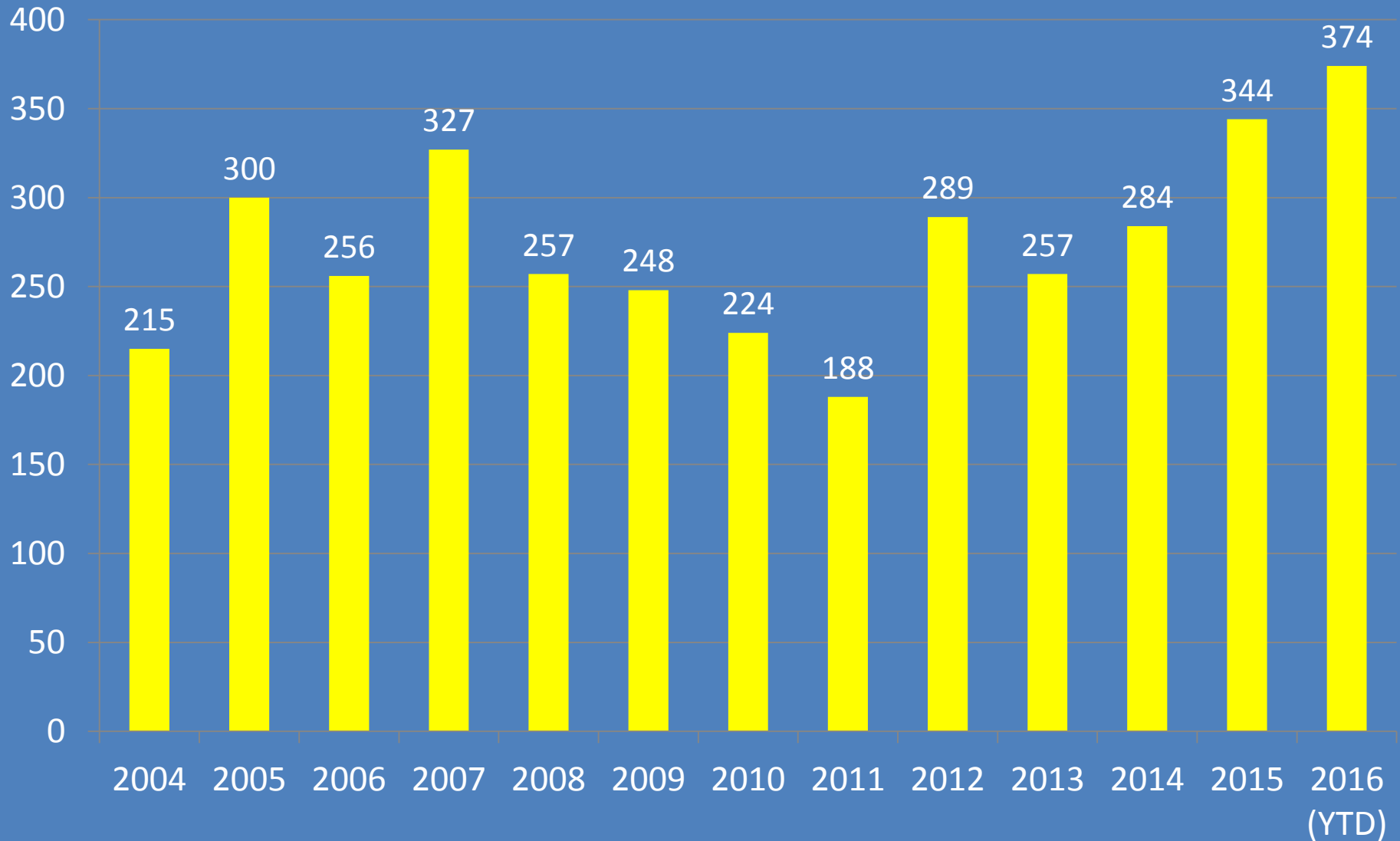
# On-Site System Permits (New Install)



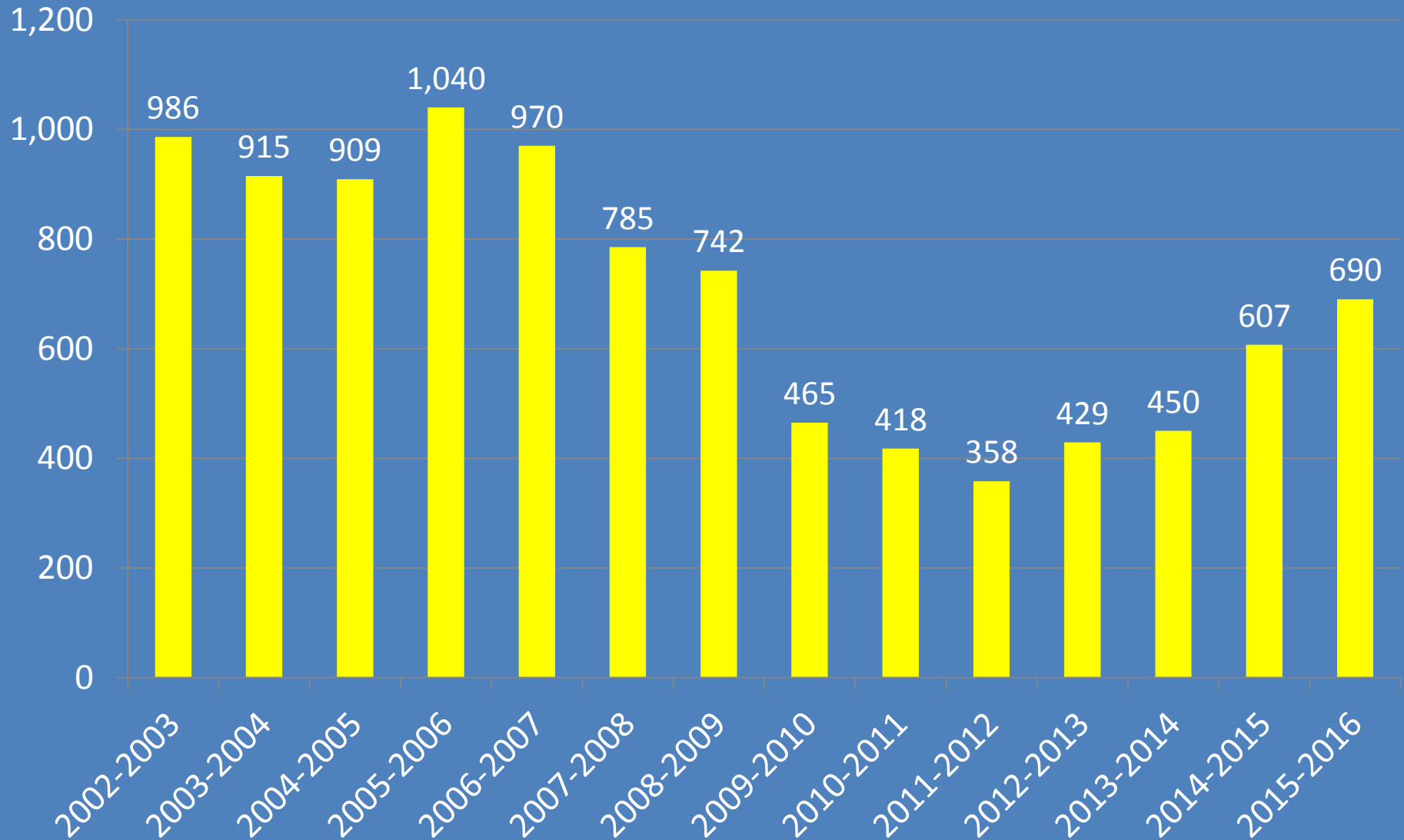
# Site Evaluations (Future Development)



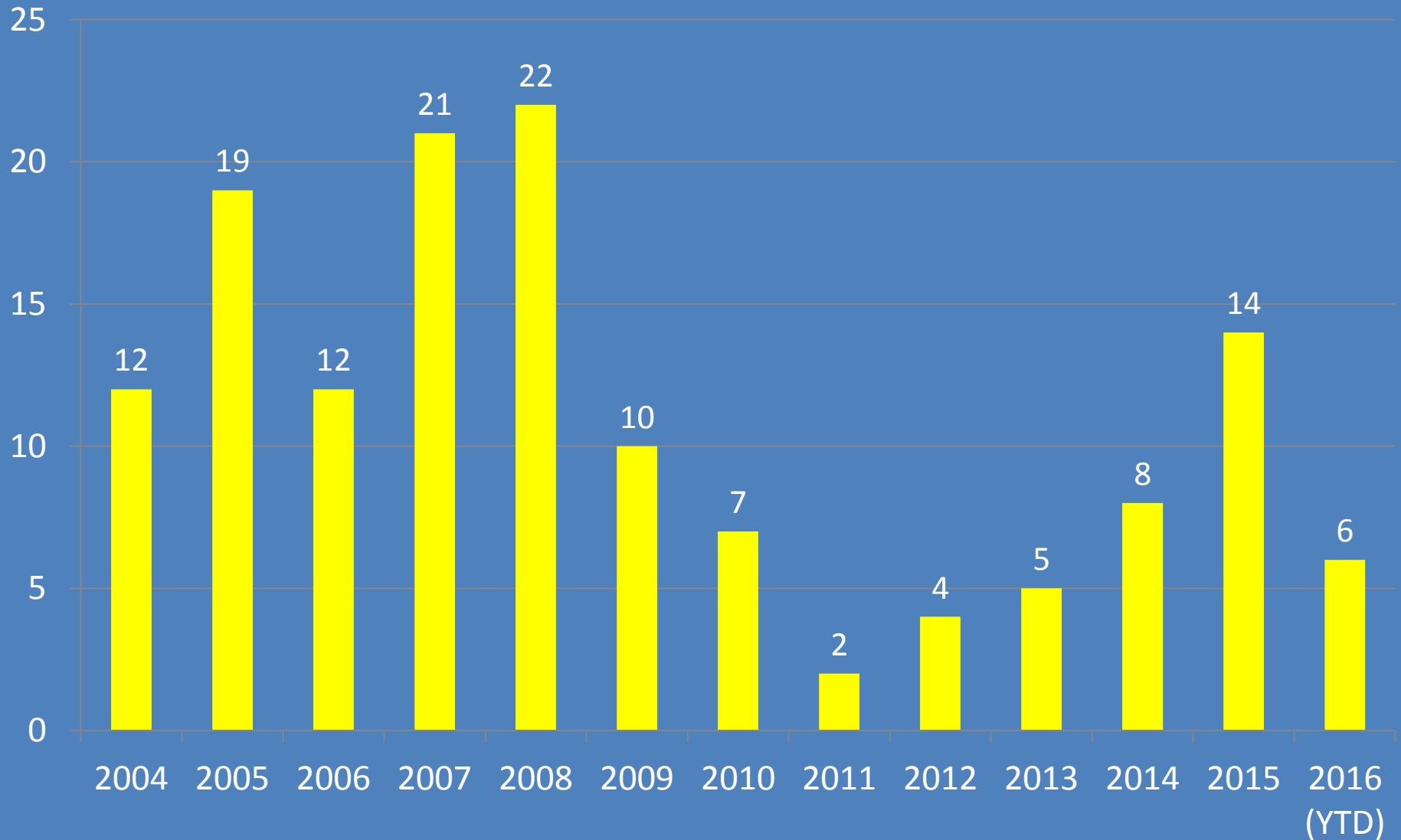
# New Code Enforcement Cases Opened



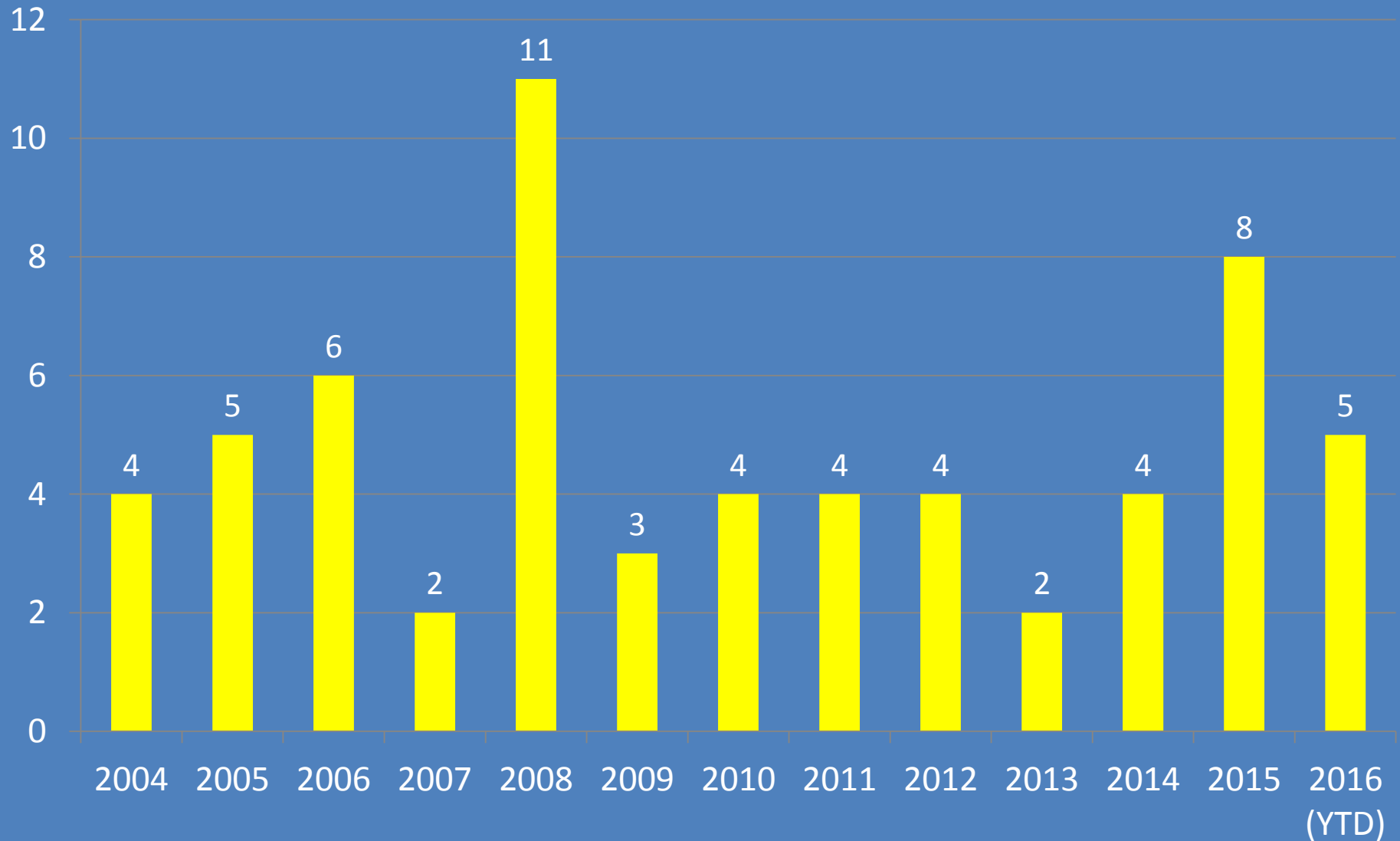
# Land Use Applications



# Land Use – Local Appeals



# Land Use – LUBA Appeals



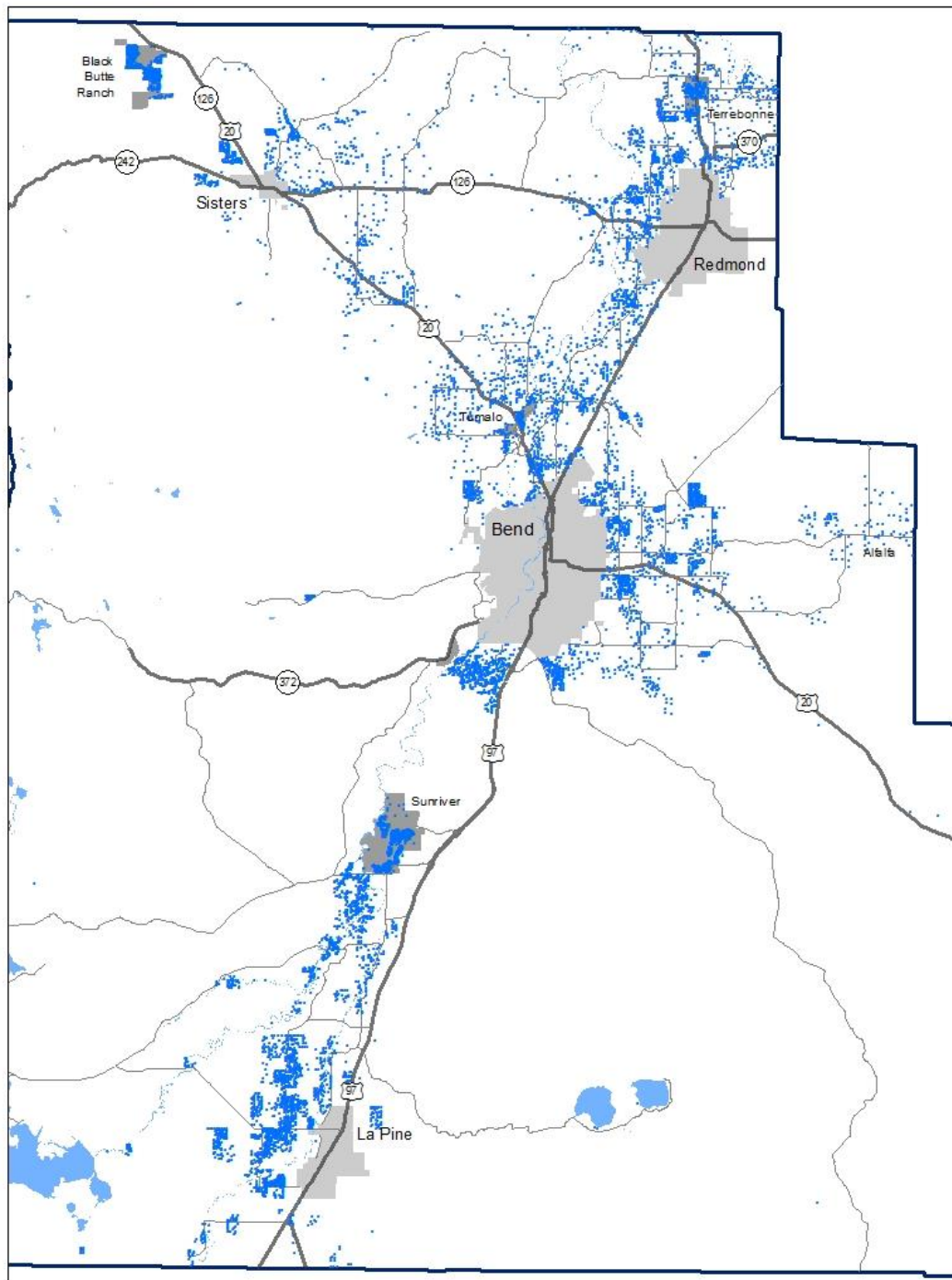


# HISTORICAL DEVELOPMENT

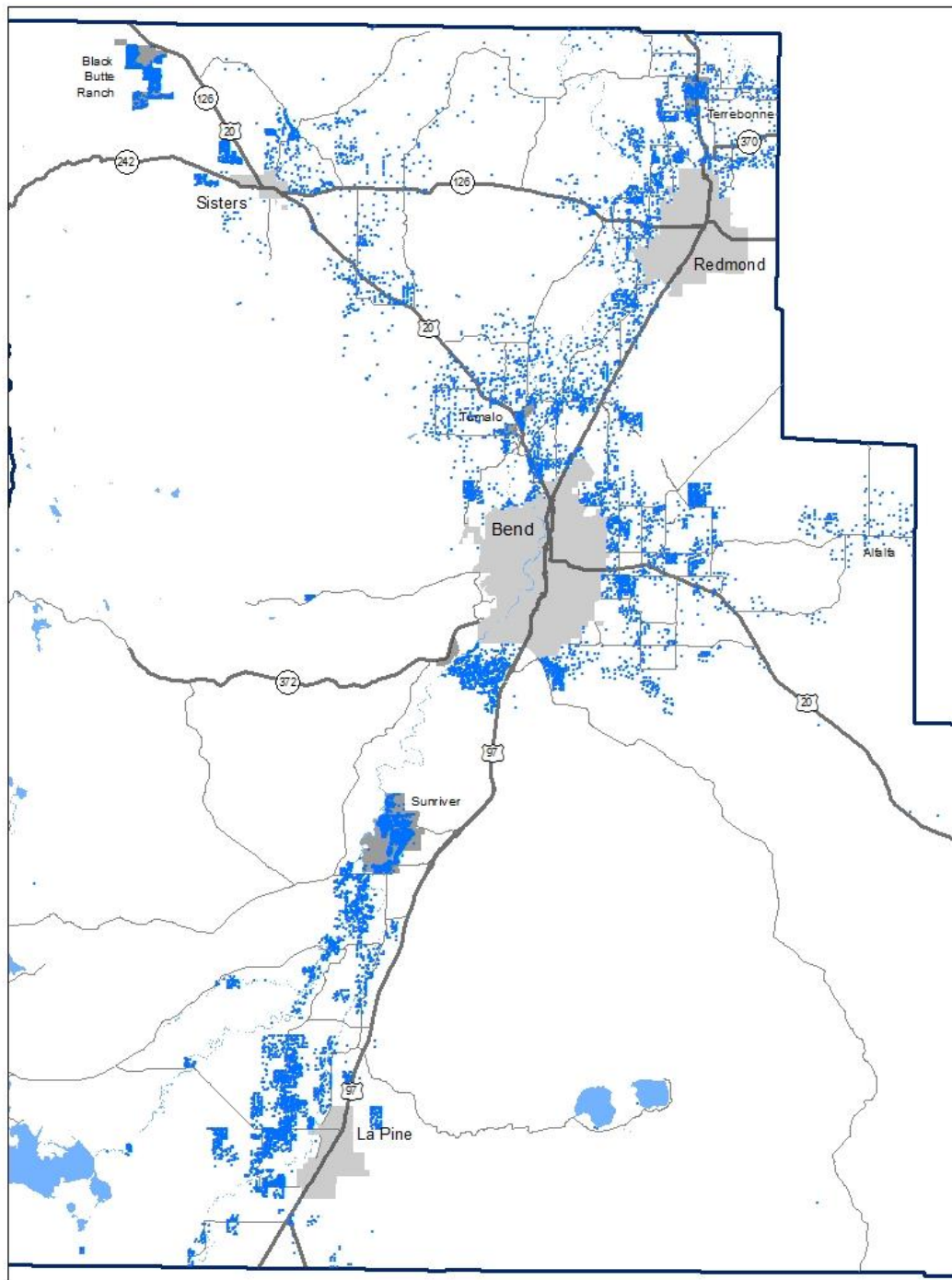
1980~2014



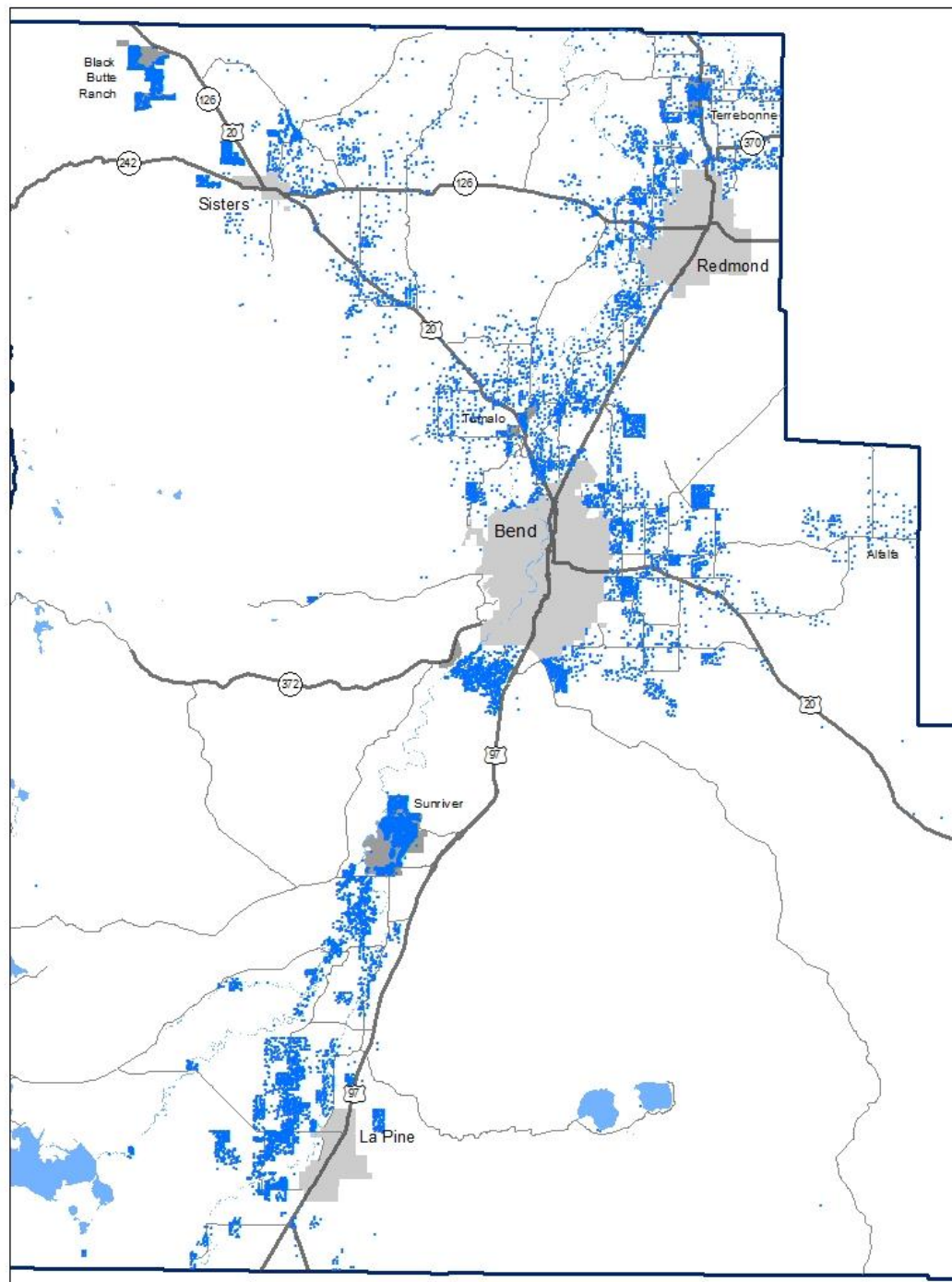
# 1980



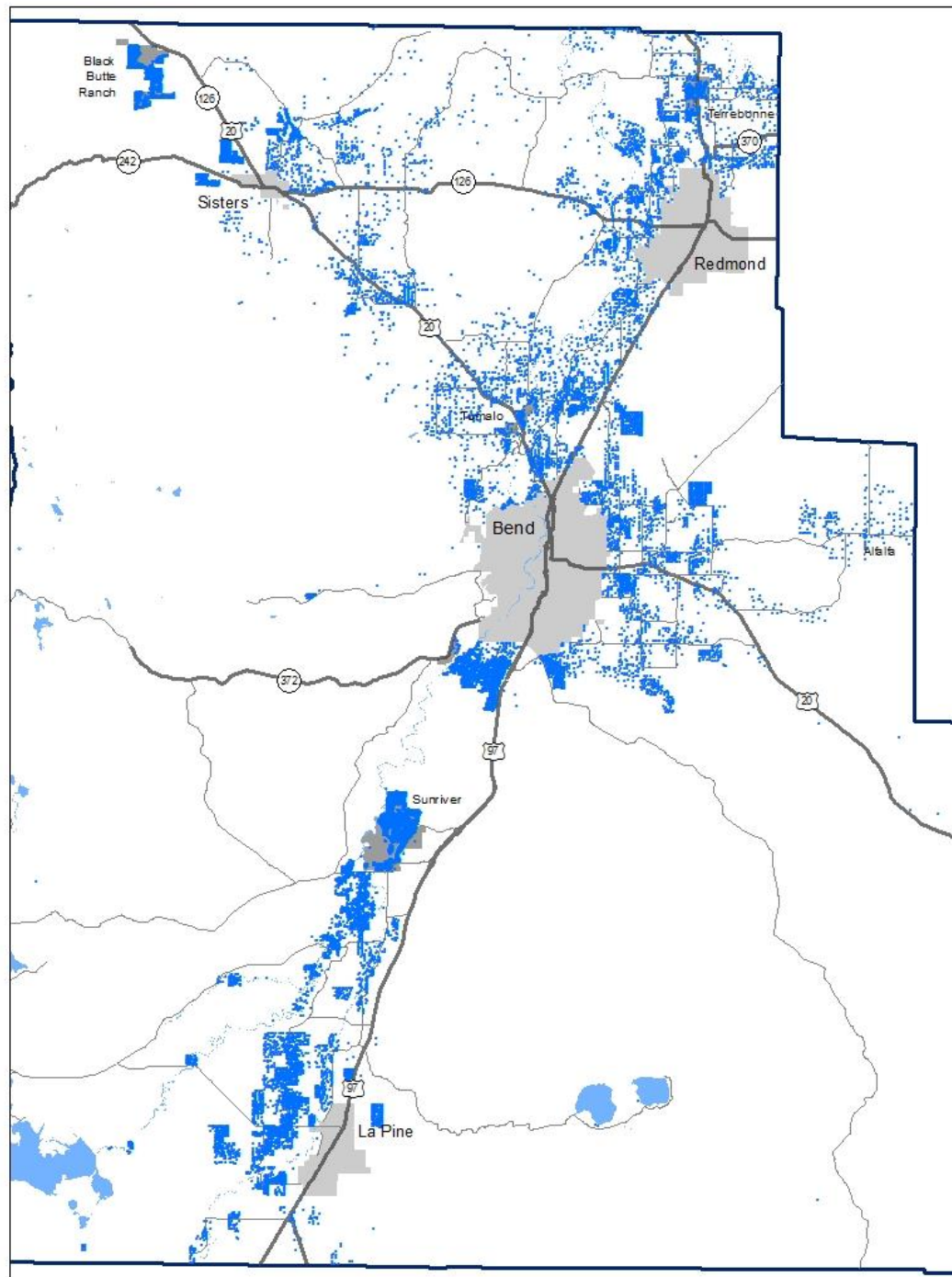
# 1985



1990

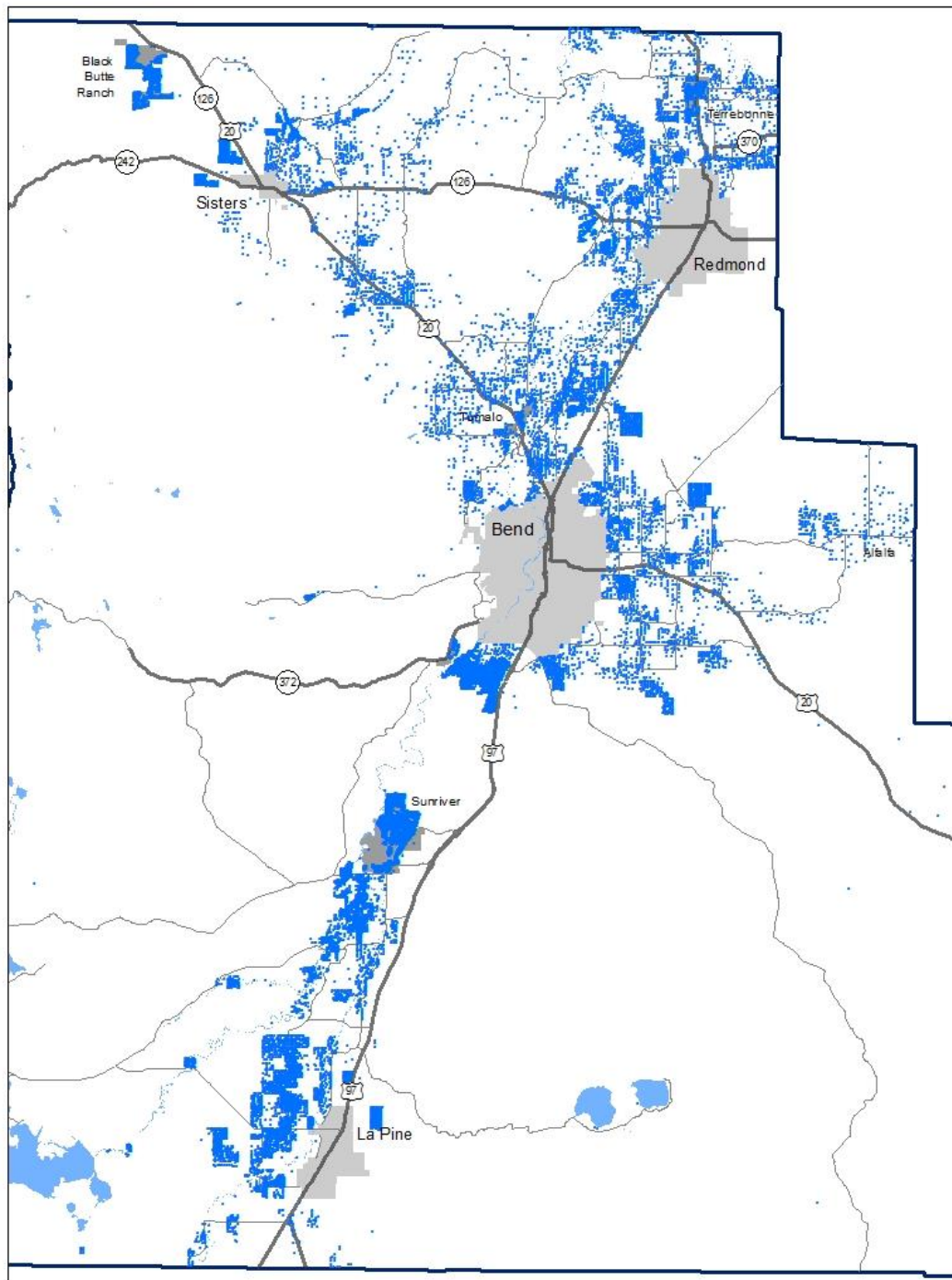


# 1995

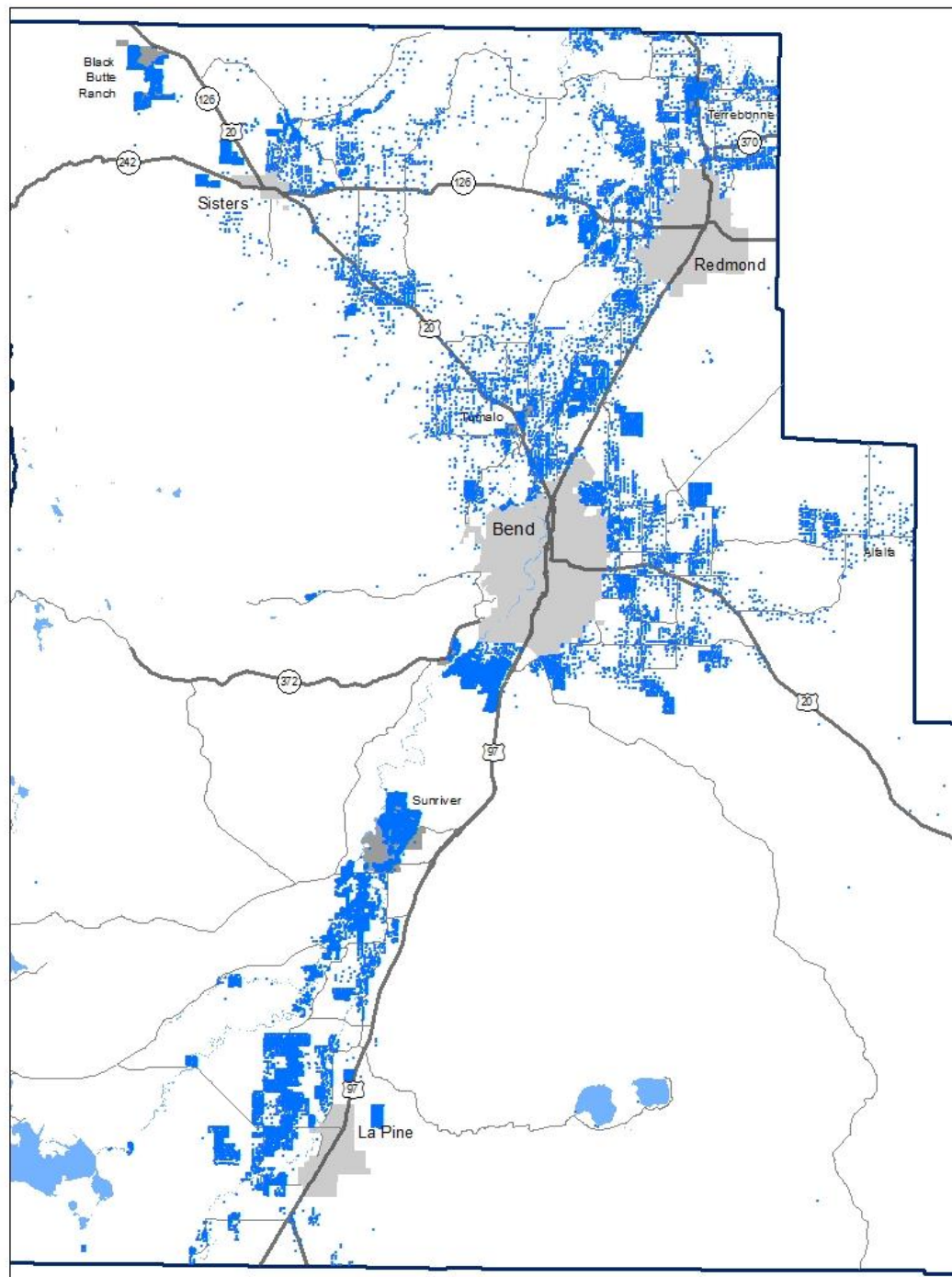




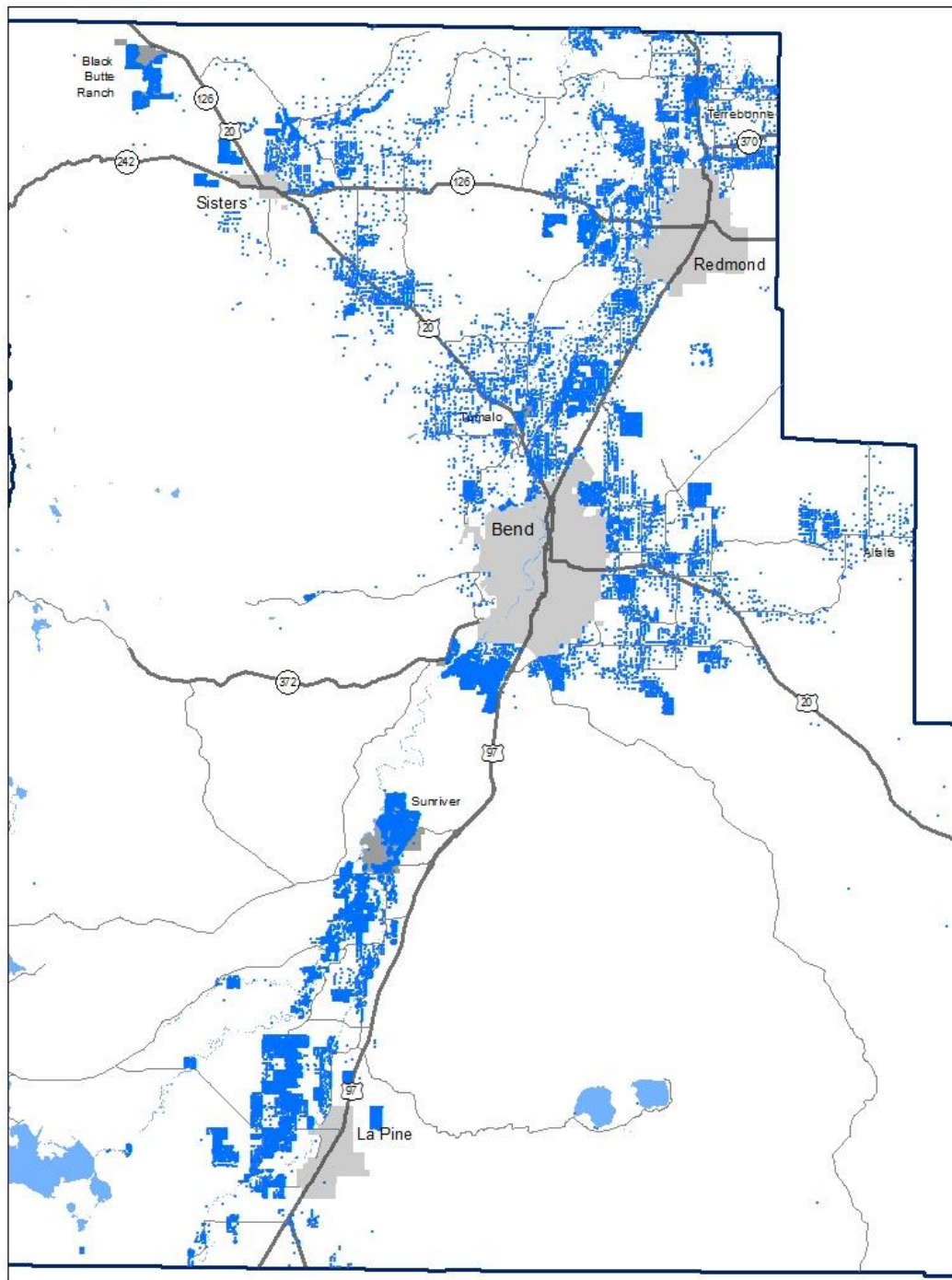
2000



2005

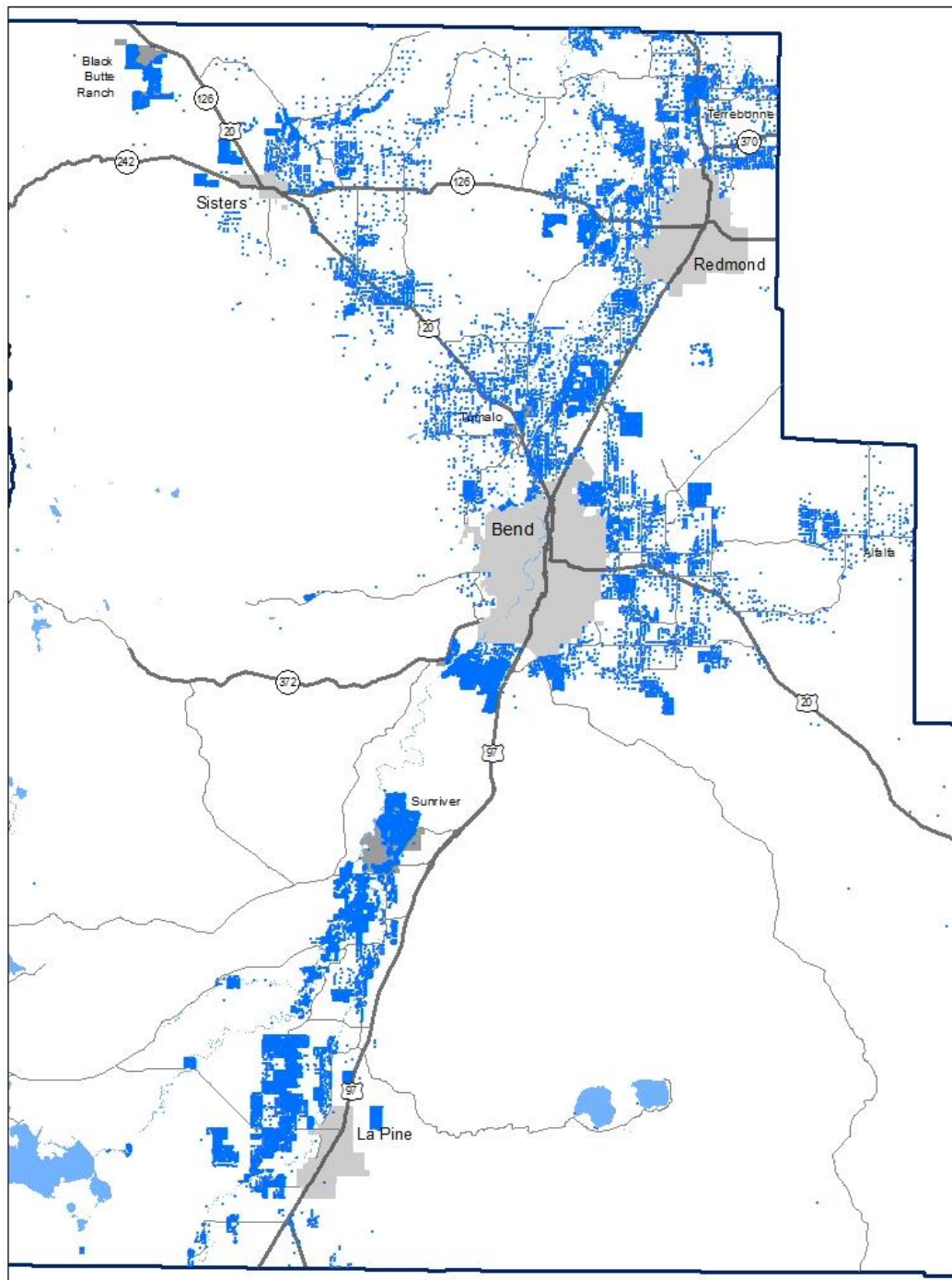


2010

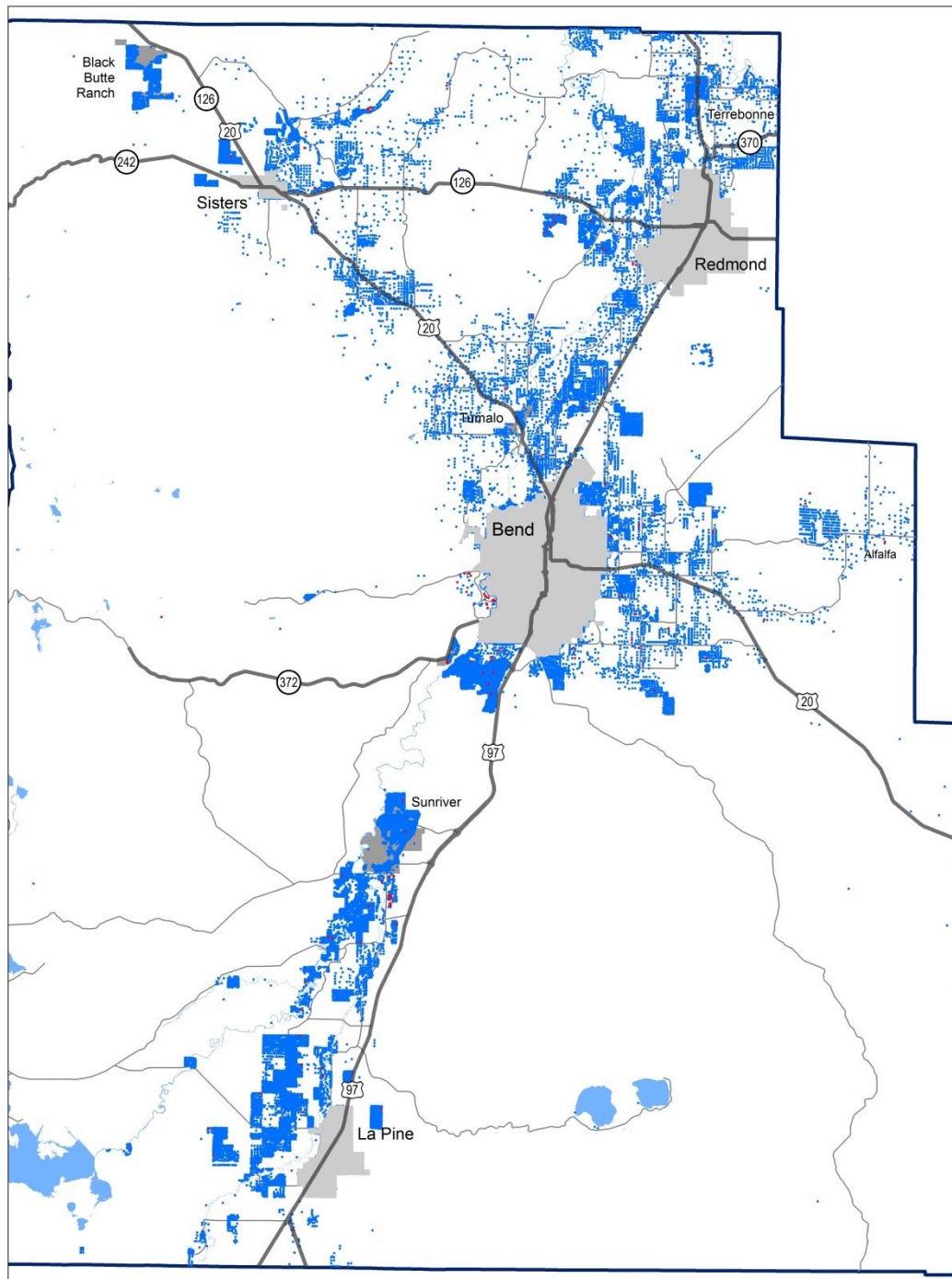




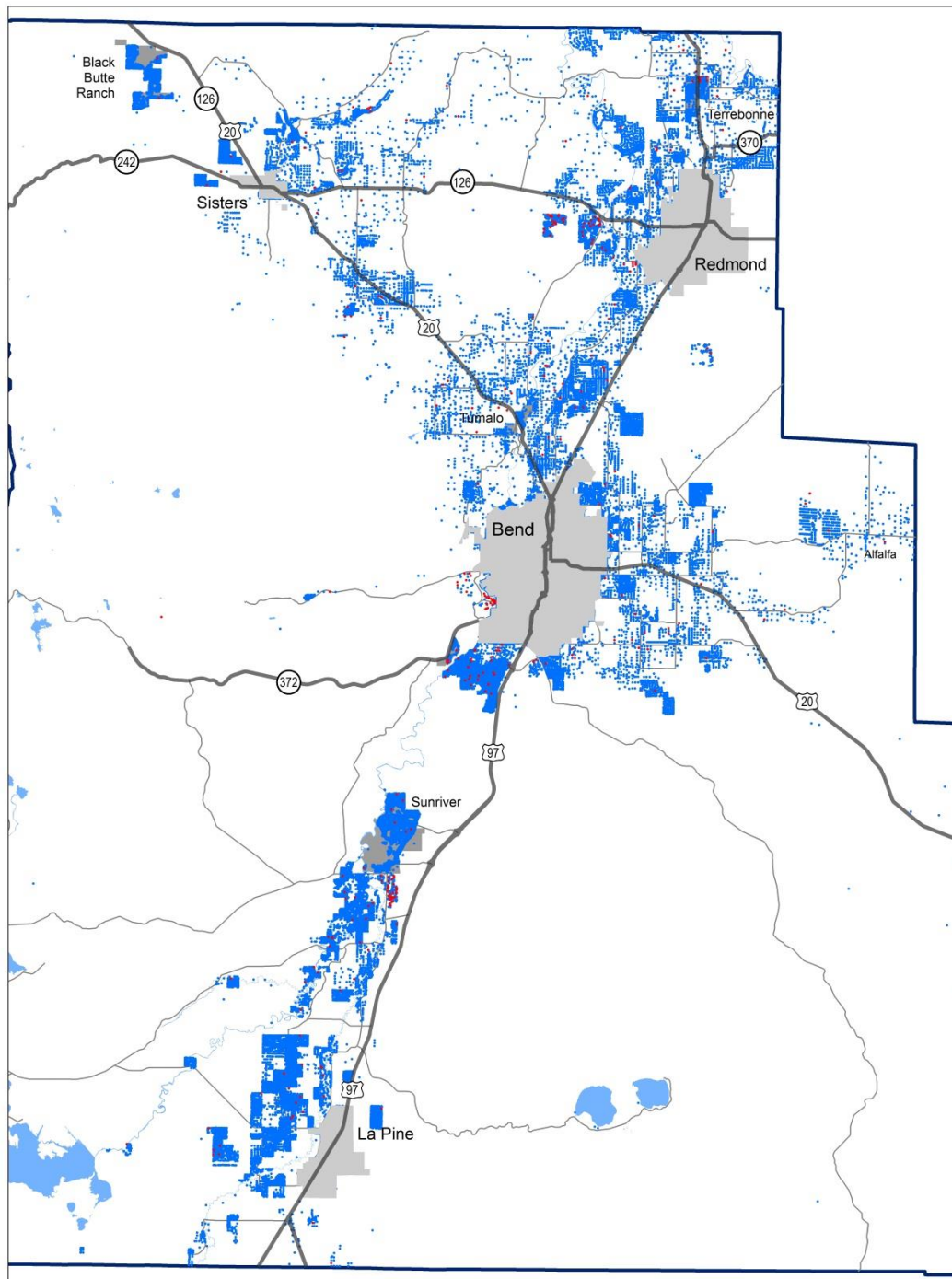
# 2011



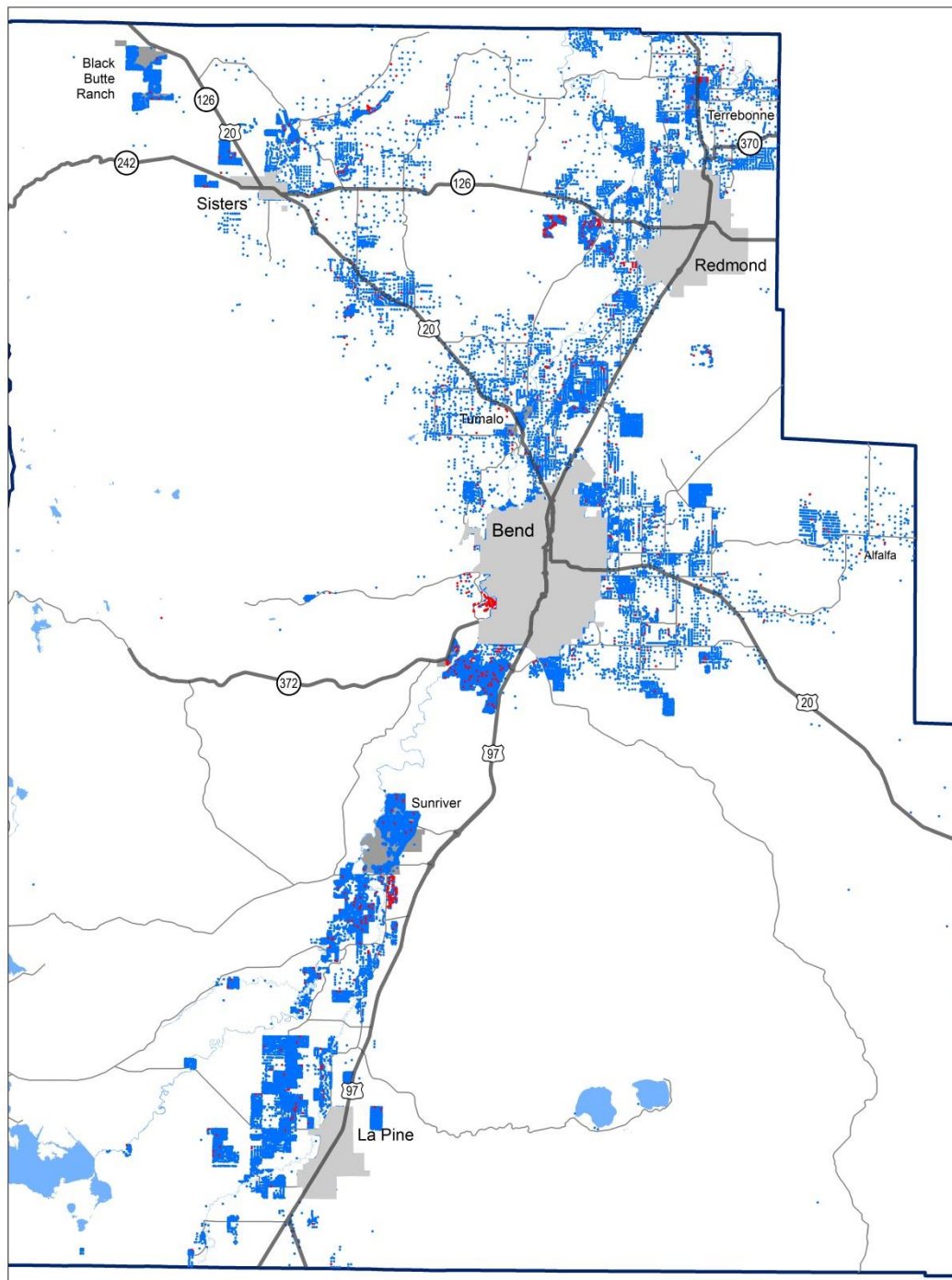
# 2012



# 2013

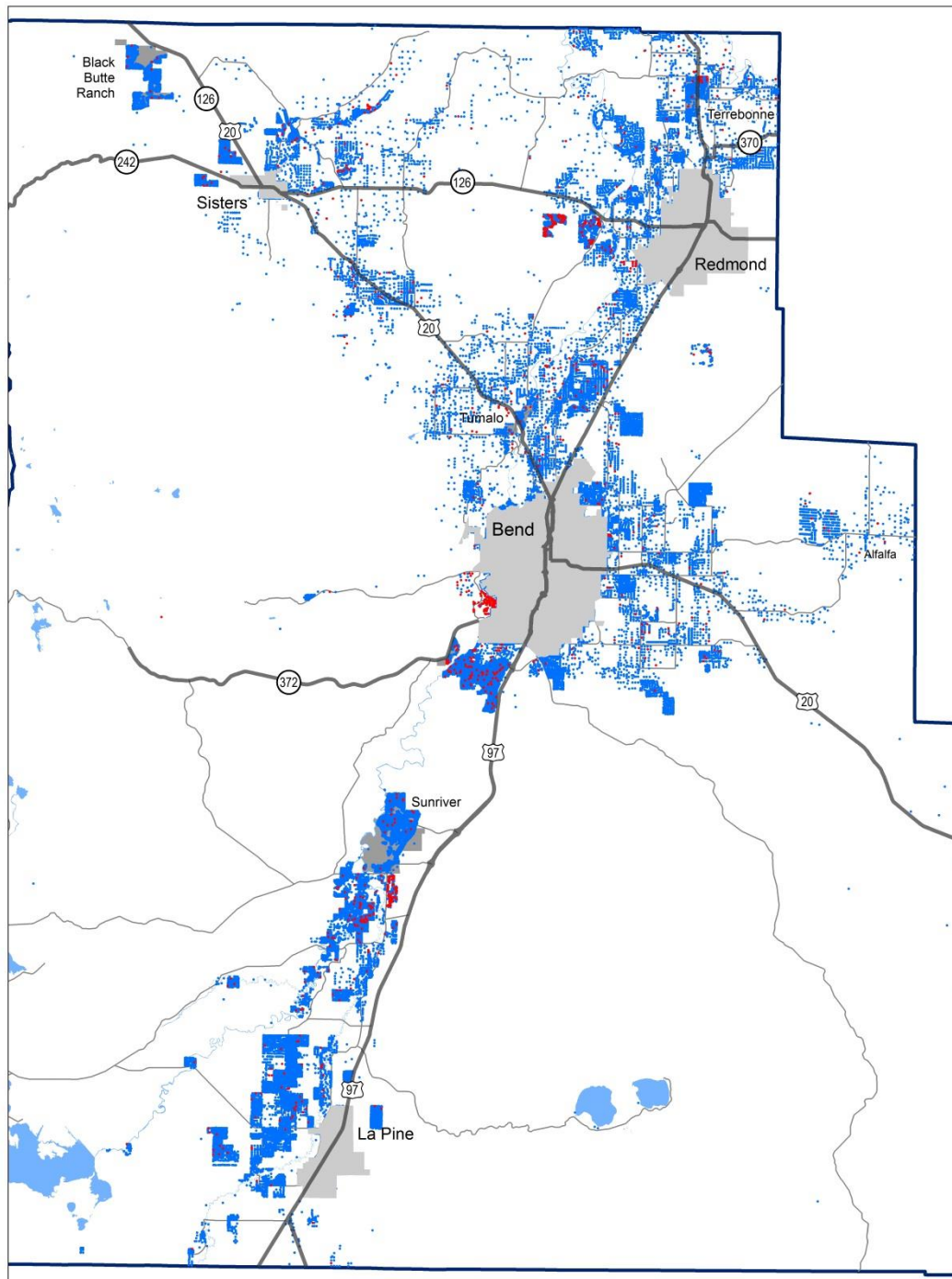


# 2014

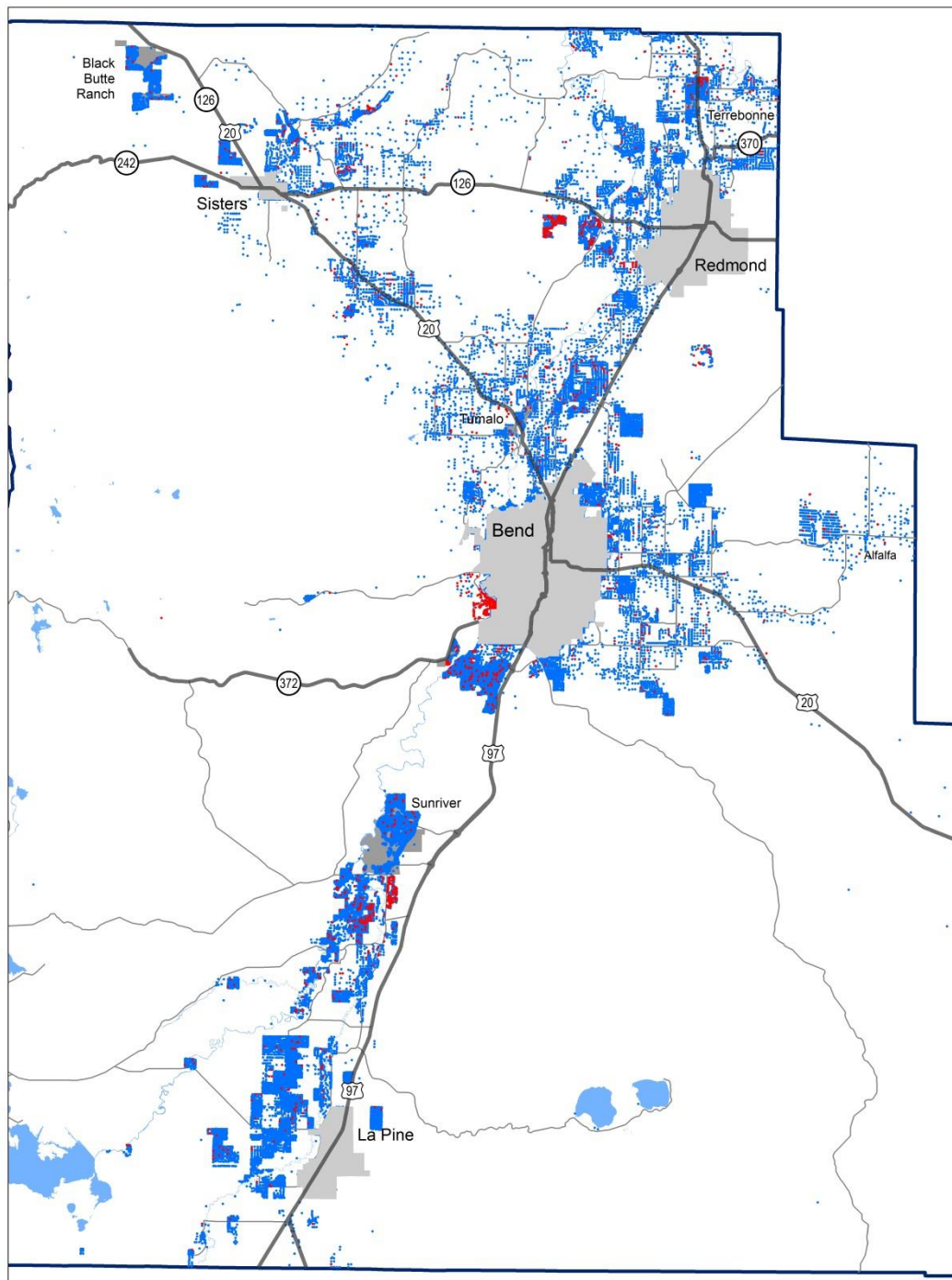




# 2015



# 2016





QUESTIONS?



Walk to CDD





# PLANNING

Deschutes County College

Peter Gutowsky, Planning Manager

# Land Use Planning Foundation

- **1926 U.S. Supreme Court decision, *Village of Euclid vs. Ambler Realty Co.***

Upholds legality of local zoning powers

- **Senate Bill 100 (1973)**

- Protect farm and forest land
- Citizen involvement
- Statewide Planning Goals
- Cities and counties required to adopt comprehensive plans
- Land Conservation and Development Commission
- Land Use Board of Appeals

- ***Fasano v. Board of County Commissioners of Washington County* (1973)**

- Required zoning to be consistent with comprehensive plans

- **Deschutes County Comprehensive Plan**

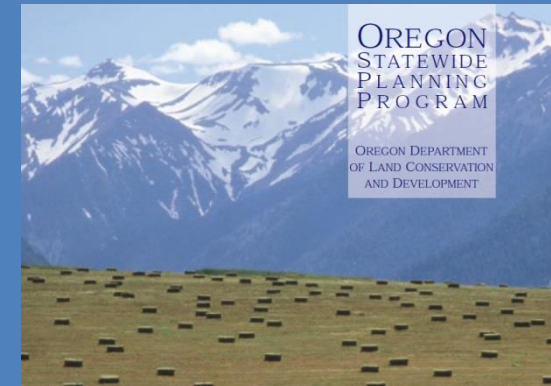
- Comprehensive Plan amended in 1979 to comply with Statewide Planning Goals



# Statewide Planning Goals

- Goal 1 Citizen Involvement
- Goal 2 Land Use Planning
- Goal 3 Agricultural Lands
- Goal 4 Forest Lands
- Goal 5 Open Spaces, Scenic and Historic Areas and Natural Resources
- Goal 6 Air, Water and Land Resources Quality
- Goal 7 Areas Subject to Natural Disasters and Hazards
- Goal 8 Recreation Needs
- Goal 9 Economy of the State
- Goal 10 Housing
- Goal 11 Public Facilities and Services
- Goal 12 Transportation
- Goal 13 Energy
- Goal 14 Urbanization

Goals 15-19 Willamette River Greenway & Coastal Goals



# County Planning History

- 1965** Zoning ordinance established for part of County. Repealed by voters in 1968.
- 1970** County adopted first Comprehensive Plan
- 1972** Adopted zoning ordinance that applied countywide
- 1979** County updated Comprehensive Plan addressing Statewide Goals
- 1981** State approved Comprehensive Plan
- 1992** Farm Study Plan Amendment
- 2000** Regional Problem Solving Plan Amendment
- 2011** Comprehensive Plan Update



Report of Deschutes County  
Long-Range Planning Conference  
for 1968



# Deschutes County College

## Major Projects

### > Planning Division

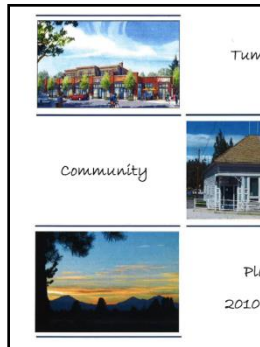
#### > Long Range Planning

- > Bend Airport Master Plan
- > Brownfield Grant
- > Community Plans
- > Floodplain
- > Historic Preservation
- > Large-lot Industrial Sites
- > Marijuana
- > Medical Hardship Dwellings
- > Wildfire Hazards

Long Range Planning plans for the future of Deschutes County, including developing and implementing land use policy.

Comprehensive Plan and zoning regulations regularly updated.

County coordinates with cities and agencies on planning projects in Central Oregon.



South County Local Wetland Inventory



QUESTIONS?



# BUILDING SAFETY

Deschutes County College

Randy Scheid, Building Safety Director





# Building Safety Division

A full service department which includes:

- 1 Building Official
- 1 Assistant Building Official
- 10 Full Time Inspectors
- 1 On-Call Inspector

Area of coverage:

- All of Deschutes County except the Cities of Bend and Redmond.
- Includes the Cities of Sisters and La Pine and Destination Resorts.

10 separate Fire Jurisdictions.





# Code of Hammurabi

*"If a builder build a house for some one, and does not construct it properly, and the house which he built fall in and kill its owner, then that builder shall be put to death "*

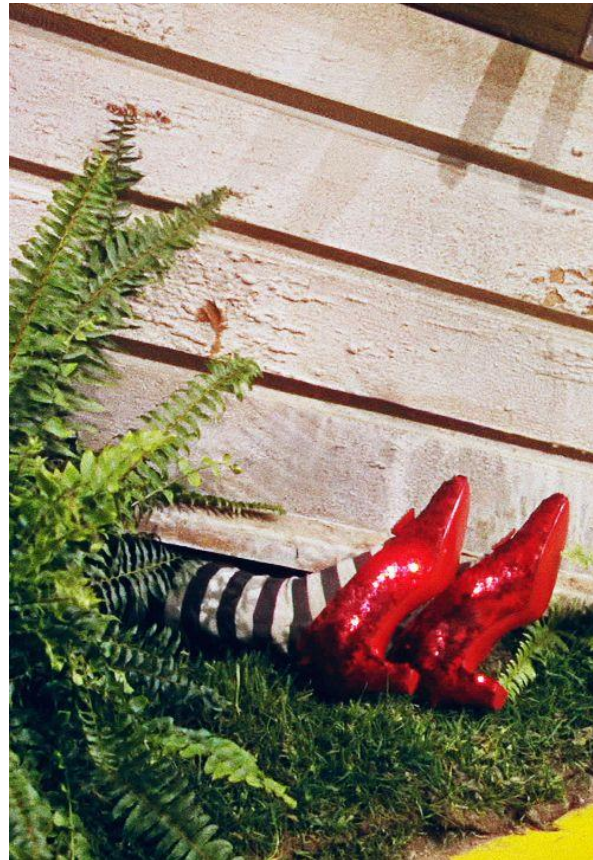


1790 BC



# Code of Hammurabi

If a builder builds a house for someone, and does not construct it properly, and the house which he built fall in and kill its owner, then that builder shall be put to death





# The Great Chicago Fire

October 8-10, 1871 - 3.3 Sq. Miles  
300 died - 100,000 people left homeless







# The Great Chicago Fire

The Supposed Cause: Mrs. O'Leary's cow



SUPPOSED CAUSE OF THE CHICAGO FIRE. MRS. O'LEARY AND HER COW.



# Beverly Hills Supper Club Fire

May 28, 1977  
165 people lost their lives





# The World Trade Center

September 11, 2001

2,800 souls lost including rescue workers and 157 aboard planes

10,000 to 14,000 people exited alive due to Fire & Life Safety Systems and building design







# The Station Nightclub Fire

February 20, 2003

100 deaths, 230 injured - 4<sup>th</sup> deadliest nightclub fire in U.S. history







# First Preventers

- Who we are: Building Official, Building Inspector, Plans Examiner, or Fire Marshal
- Our Mission: To prevent harm by ensuring compliance with building safety codes before a disaster occurs.
- Prevention typically goes unnoticed by design and definition.
- Success is a non-event.



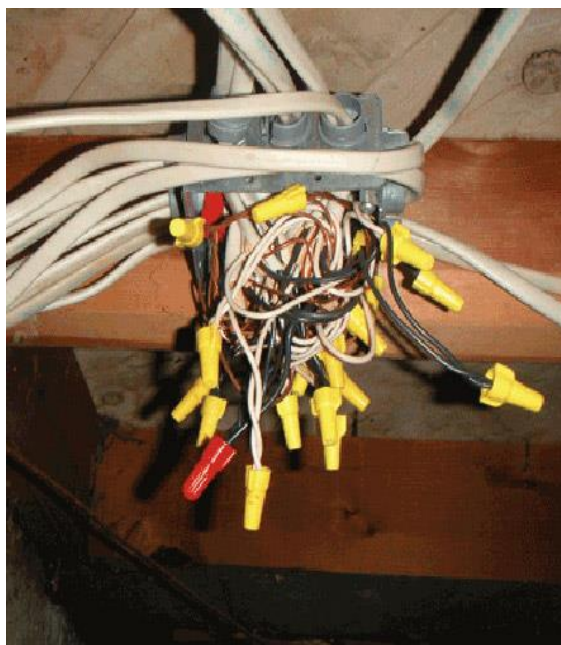
# State Building Code is Based on:

- Legislative Intent
- Quick and Efficient
- Flexible and Responsive
- Uniform Standards Providing Reasonable Safeguards for the Occupants and Users of Buildings
- Uniform throughout the State of Oregon
- Encourage Innovation and Cost Effectiveness



# State Building Code is Based on:

- International Building Code
- International Residential Code
- International Mechanical Code  
(All Promulgated By The International Code Council-ICC)
- National Electrical Code
- Uniform Plumbing Code
- Oregon Manufactured Dwelling Standard  
(For Mobile Homes)





QUESTIONS?



# CODE ENFORCEMENT

Deschutes County College

John Griley, Code Enforcement Technician





# Jurisdiction

- Building Code
- Land Use
- Environmental Soils / Health
- Solid Waste







# Operating Principles

- Citizen complaint driven
- Voluntary compliance emphasis
- Consistency
- Flexible in timing, not in code

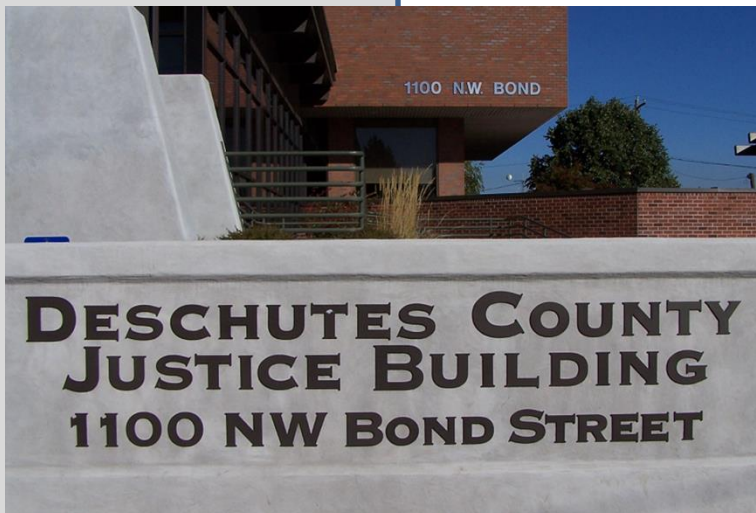




# Enforcement

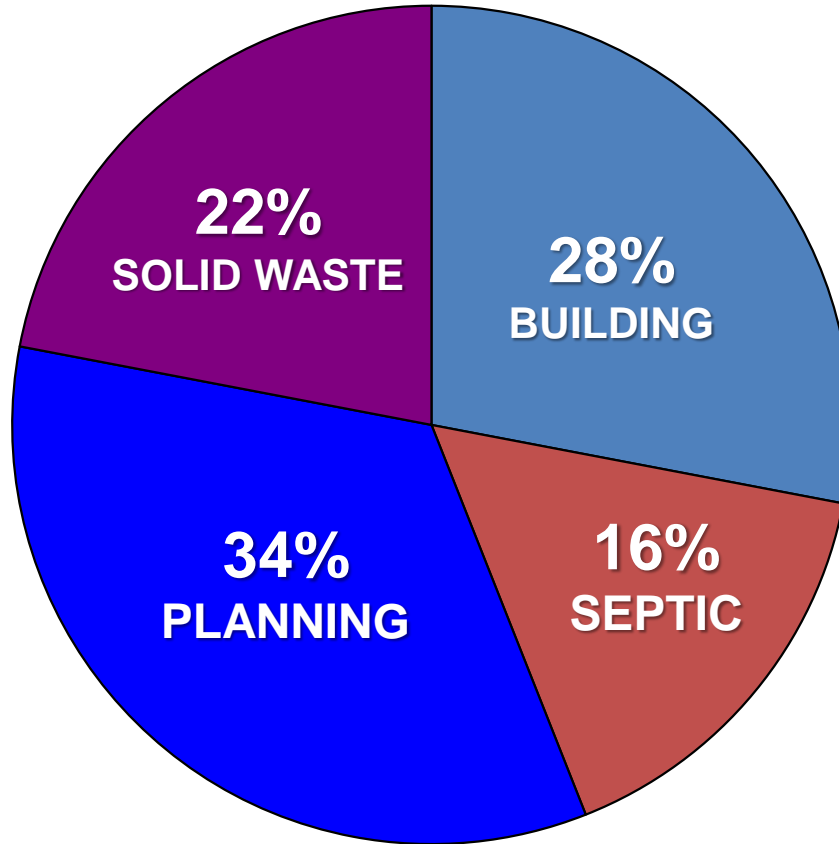


- **Sheriff's Office Warnings**
- **Citations**
- **Injunction**
  - **Contempt of Court**
  - **Daily Fines for Non-Compliance**
  - **Property Lien**
  - **Foreclosure**





# 2016 Case Type Summary



**246  
Open  
Cases**



# Case Turnaround

Cases Closed	30 Days	60 Days	180 Days	360 Days
350	20%	33%	64%	83%



# Compliance

Voluntary	Warning	Citation	Injunction
92%	3%	4%	1%



# Strange and Startling

- Jail time for a code violation?







# New Normal

## Marijuana







# Unintended Consequences





QUESTIONS?



# INFORMATION

Deschutes County College

Tim Berg, GIS Analyst



# Available Information

- Website
- Newsletter
- Development Statistics
- Meeting Agendas & Videos
- DIAL
- State of Oregon ePermitting - ACA

Dial - Deschutes County Property Information - Mozilla Firefox

File Edit View History Bookmarks Tools Help

Dial - Deschutes County Property Information

dial.deschutes.org

Live Search

Dial Links: Dial Home Dial Help Deschutes County Links: Home Other Property Applications Other Online Applications

# Deschutes County Property Information

## Dial (Enhanced)

Search Type: General Owner Name Account # Map / Taxlot Property Address (Situs) Subdivision Mobile Home Park Interactive Map

Search by one or more different property-related fields: Owner Name, Account #, Map/Taxlot, Situs Address, Subdivision, or Mobile Home Park.

Ex: "Deschutes Library Wall St" or "Library Wall"

**Less is more** - Simple, two or three word search terms will usually give you the broadest results. Start with fewer or partial search terms, then use the fast filters on the results page to refine your results.

“Google” Type Search

Assessment & Taxation Data

Tax Lot History

Assessor Tax Maps

Custom Reports

Permit & Land Use History

Development Documents

Interactive Mapping

Custom Printable Maps

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Dial - Deschutes County Property Information - Mozilla Firefox

File Edit View History Bookmarks Tools Help

Dial - Deschutes County Property Inform... x Community Development - Deschutes Co... x Sloc

dial.deschutes.org/Real/Index/164044

Live Search

Dial Links: Dial Home Dial Help Deschutes County Links: Home Other Property Applications Other Online Applications

Deschutes County Property Information  
Dial (Enhanced)

New Search | Interactive Map

View / Print Report

Assessment & Taxation >> Summary

Print Report Print Page

Assessment & Taxation

Summary

Valuation

Tax Information

Sales

Land and Structures

Special Assessments

Tax Map

Tax Lot History

Related Accounts

Warnings/Notations

Service Providers

Development

Transportation

Help

Summary for account #164044

Summary information is displayed for the selected property. More detailed information and maps are available using the menu on the left side of the screen.

Account Information

Mailing Name: KNIGHT, PHILLIP H & PENELOPE P  
Map and Taxlot: 141304A000300  
Account: 164044  
Situs Address: 12244 NW 10TH ST, TERREBONNE, OR 97760  
Tax Status: Assessable

Ownership

View Complete Ownership Report (PDF)  
Mailing To:  
KNIGHT, PHILLIP H & PENELOPE P  
34645 SW CLOUDREST LN  
HILLSBORO, OR 97123  
Change of Mailing Address Form  
View Overview Map

Taxes

Property Tax (Current Year): \$5,941.82  
Current Statement (PDF)  
Current Balance Due (PDF)  
Pay Your Property Taxes  
Tax Payments & History  
Tax Code Area: 2004

Assessment

Assessor Acres: 13.20  
Property Class: 471 -- TRACT

Valuation

Current Year Value Summary  
As of Jan.1, 2013  
2013 - 2014 Tax Year

Real Market Values: ⓘ

Land	\$256,045
Structures	\$286,910
Total	\$542,955

Assessed Values:

Maximum Assessed ⓘ	\$387,400
Assessed Value ⓘ	\$387,400
Veterans Exemption ⓘ	\$0

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# Deschutes County Property Information

## Dial (Enhanced)

New Search | Interactive Map

View / Print Report

Assessment & Taxation

Warnings/Notations

Service Providers

Development

Summary

Permits

Zoning Map

Documents

Mailing Labels

Transportation

Help

Development >> Summary

Print Report

Print Page

## Development Summary for account #164044

The [Deschutes County Community Development Department](#) is responsible for land use and permits for properties in the County's jurisdiction. Contact this department if you need additional information or if you have questions.

### Account Information

**Mailing Name:** KNIGHT, PHILLIP H & PENELOPE P

**Map and Taxlot:** 141304A000300

**Account:** 164044

**Situs Address:** 12244 NW 10TH ST, TERREBONNE, OR 97760

**Tax Status:** Assessable

### Property Details

**Subdivision:**

**Lot: Block:**

**Acres:** 13.20

### Jurisdiction

**Planning Jurisdiction:** Deschutes County







**Urban Growth Boundary:** No

**Urban Reserve Area:** No

### Zoning Designation

County Zone	Description	Link to County Code
EFUTE	EXCLUSIVE FARM USE - TERREBONNE SUBZONE	<a href="#">View Document</a>

### County Development Details

Legal Lot of Record 	Yes
Wetland (National or Local) 	Not Within a Mapped Wetland
Conservation Easement 	No Conservation Easement Recorded
FEMA 100 Year Flood Plain 	Not Within 100 Year Flood Plain
TDC/PRC Restrictive Covenant 	No TDC/PRC Restrictive Covenant Found
Ground Snow Load 	25 #/sq. ft.

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dial.deschutes.org/Real/Permits/164044

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Permits for account #164044

Account Information

Mailing Name: KNIGHT, PHILLIP H & PENELOPE P  
Map and Taxlot: 141304A000300  
Account: 164044  
Situs Address: 12244 NW 10TH ST, TERREBONNE, OR 97760  
Tax Status: Assessable

County Permits

The [Deschutes County Community Development Department](#) is responsible for land use and permits for properties in the County's jurisdiction. Contact this department if you need additional information or if you have questions.

Permit ID	Permit Type	Permit Name	Application Date	Status
<a href="#">61698</a>	Septic	KNIGHT,PHILLIP H	07/14/2011	Finaled
<a href="#">106804</a>	Electrical	KNIGHT,PHILLIP H	08/04/2010	Expired
<a href="#">105689</a>	Electrical	KNIGHT,PHILLIP H	02/10/2010	Finaled
<a href="#">105340</a>	Electrical	KNIGHT,PHILLIP H	11/24/2009	Finaled
<a href="#">105341</a>	Electrical	KNIGHT,PHILLIP H	11/24/2009	Finaled
<a href="#">105344</a>	Electrical	KNIGHT,PHILLIP H	11/18/2009	Void
<a href="#">35733</a>	Plumbing	KNIGHT,PHILLIP H	11/18/2009	Finaled
<a href="#">35739</a>	Plumbing	KNIGHT,PHILLIP H	11/18/2009	Expired
<a href="#">60556</a>	Septic	KNIGHT,PHILLIP H	11/18/2009	Finaled
<a href="#">23771</a>	Feasibility	KNIGHT,PHILLIP H	11/09/2009	Finaled
<a href="#">AG0944</a>	Agricultural	KNIGHT,PHILLIP H	10/19/2009	Active
<a href="#">41695</a>	Mechanical	PENNY KNIGHT	09/10/2008	Finaled
<a href="#">34221</a>	Plumbing	KNIGHT,PHILLIP H	04/18/2008	Expired
<a href="#">59118</a>	Septic	KNIGHT,PHILLIP H	03/31/2008	Finaled
<a href="#">23583</a>	Feasibility	PENNY KNIGHT	03/18/2008	Finaled
<a href="#">66775</a>	Building	PENNY KNIGHT	02/28/2008	Finaled
<a href="#">100735</a>	Electrical	KNIGHT,PHILLIP H	02/28/2008	Finaled
<a href="#">59011</a>	Septic	PENNY KNIGHT	02/28/2008	Void

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## Building Permit details for account #164044

The [Deschutes County Community Development Department](#) is responsible for land use and permits for properties in the County's jurisdiction. Contact this department if you need additional information or if you have questions.

### Account Information

**Mailing Name:** KNIGHT, PHILLIP H & PENELOPE P**Map and Taxlot:** 141304A000300**Account:** 164044**Situs Address:** 12244 NW 10TH ST, TERREBONNE, OR 97760**Tax Status:** Assessable

### Building Permit Details

**Permit Number:** 66775**Application Date:** 02/28/2008**Status:** Finald**Permit Name:** PENNY KNIGHT**Issue Date:** 04/17/2008**Contractor Name:** ITS GO TIME CONSTRUCTION LL**Final Date:** 10/17/2008**Building Classification:** Residential**Square Feet:** 8000**On Sewer:** No**Class of Work:** New Construction**Bedrooms:** 0**Permit Valuation:** \$256,510**Building Use:** SHOP WITH OFFICE ABOVE**Stories:** 2

### Inspections

**Date:** 10/17/2008**Initials:** DKP**Comments:** 161\*\*FINAL BUILDING (L)**Date:** 09/18/2008**Initials:** SFJ**Comments:** 180\*\*PROGRESS INSPECTION (L) \*\*1036 - WRONG INSPECTION TYPE REQUESTED**Date:** 08/07/2008**Initials:** DKP**Comments:** 122\*\*FRAMING Approved**Date:** 07/24/2008**Initials:** SFJ**Comments:** 123\*\*SHEAR WALL (L) Approved \*\*1000 - INSPECTION COMMENTS: NO RECORD OF FOOTING ON SLAB INSPECTION



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Draw


Measure

Print

Find a place

Layers Transparency: 35%

☐ Zoning



SW STAGECOACH LN

NW 10TH ST

WIMP WAY

POWERED BY  
esri

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# ePermitting – Apply/Search



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## Welcome to the State of Oregon ePermitting System!

This site allows licensed contractors to apply for building permits with just a few clicks of a mouse! Participation by cities or counties is voluntary and each participating city or county determines which permits are available for sale online. To see a list of participating cities and counties please [click here](#).

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# Participating Jurisdictions

## CITIES

Ashland - [Refund Policy](#)  
**Astoria (119) - B P - [Refund Policy](#)**  
**Aurora (122) - B - [Refund Policy](#)**  
**Baker City / Baker County (124) - B - [Refund Policy](#)**  
**Central Point (175) - B - [Refund Policy](#)**  
Beaverton - [Refund Policy](#)  
**Coburg (189) - B P - [Refund Policy](#)**  
**Coos Bay (187) - B - [Refund Policy](#)**  
**Cornelius (197) - B P - [Refund Policy](#)**  
**Cottage Grove (199) - B - [Refund Policy](#)**  
**Dallas (233) - B - [Refund Policy](#)**  
**Florence (309) - B P - [Refund Policy](#)**  
**Forest Grove (311) - B P - [Refund Policy](#)**  
**Happy Valley (385) - B - [Refund Policy](#)**  
**Hermiston(407) - B P [Refund Policy](#)**  
Hillsboro - [Refund Policy](#)  
**Hood River (413) - B - [Refund Policy](#)**  
**Junction City (467) - B - [Refund Policy](#)**  
LaGrande / Union County - [Refund Policy](#)  
**Lake Oswego (499) - B - [Refund Policy](#)**  
**Lebanon (517) - B - [Refund Policy](#)**  
**Lincoln City (521) - B - [Refund Policy](#)**  
**MCCOG (565) - B - [Refund Policy](#)**  
Medford - [Refund Policy](#)  
**Milwaukie (601) - B P - [Refund Policy](#)**  
**Newberg (623) - B - [Refund Policy](#)**  
**Newport (625) - B P - [Refund Policy](#)**  
Oregon City - [Refund Policy](#)  
Pendleton - [Refund Policy](#)  
**Philomath (675) - B P - [Refund Policy](#)**  
**Redmond (711) - B P L - [Refund Policy](#)**  
Salem - [Refund Policy](#)  
**Springfield (811) - B P - [Refund Policy](#)**  
**Sweet Home (827) - B P - [Refund Policy](#)**  
**Talent (831) - B - [Refund Policy](#)**  
Troutdale - [Refund Policy](#)  
**Veneta (893) - B - [Refund Policy](#)**  
**West Linn (935) - B - [Refund Policy](#)**  
Wilsonville - [Refund Policy](#)

## COUNTIES

**Benton County (138) - B P O - [Refund Policy](#)**  
Columbia County - [Refund Policy](#)  
**Coos County (194) - B P - [Refund Policy](#)**  
**Crook County (217) - B P - [Refund Policy](#)**  
**Curry County (221) - B P - [Refund Policy](#)**  
**Deschutes County (247) - B P O - [Refund Policy](#)**  
**Harney County (389) - B - [Refund Policy](#)**  
**Hood River County (415) - B P - [Refund Policy](#)**  
**Jackson County (439) - B P - [Refund Policy](#)**  
**Jefferson County (451) - B - [Refund Policy](#)**  
**Josephine County (463) - B P - [Refund Policy](#)**  
**Klamath County (483) - B P - [Refund Policy](#)**  
**Lake County (497) - B P - [Refund Policy](#)**  
**Lane County (509) - B P - [Refund Policy](#)**  
**Lincoln County (519) - B P - [Refund Policy](#)**  
**Malheur County (541) - B - [Refund Policy](#)**  
**Marion County (555) - B - [Refund Policy](#)**  
**Polk County (687) - B - [Refund Policy](#)**  
**Tillamook County (851) - B P L - [Refund Policy](#)**  
**Umatilla County (879) - B - [Refund Policy](#)**  
Washington County - [Refund Policy](#)  
Yamhill County - [Refund Policy](#)



# COMMUNITY DEVELOPMENT





# Discussion – Q & A







# Deschutes County College

## Exercise

> Planning Division

Board of County Commissioners interested in regulating marijuana growers/producers in the Multiple-Use Agriculture Zone

Wants a recommendation from the Planning Commission

- Role play as the Planning Commission (7 volunteers)
- Take testimony on appropriate development standards (5 volunteers)
  - Buffers
  - Lot size
  - Setbacks

> Marijuana







# Deschutes County College

## Exercise

> Planning Division

Staff recommendations based on community conversations:

Buffer: 10' site obscuring fencing around outdoor growing operations, including greenhouses and mature trees, at a minimum 5' in height, planted every 4'

Lot size: 5 acre minimum

Setbacks: Greenhouse must be setback 100' from property line and 300' from dwellings on adjacent properties

Open public hearing, take testimony, deliberate and make a recommendation



> Marijuana



# COMMUNITY DEVELOPMENT

This presentation can be found at

<http://www.deschutes.org/cd>

Under “Supporting Documents”