2019 Flood Plain Amendments
2019 Amendment Direction

• **Sept. 2018 - May 2019:** Amendments adopted and repealed

• **May 21, 2019:** BOCC approved 2019 amendment concept

• **Three issue areas to be addressed**
  • Model Flood
  • Open Space in Cluster and PUDs
  • Split Zone Divisions
Major Changes from 2017 Process

- Flood Plain Zone to remain a base zone
- New procedures for split zone divisions
- Three separate proposed legislative actions
- ESEE analyses conducted for two sets of amendments
Goal 5 and ESEEs

• Protection of natural resources through inventories
• ESEE used as decision making tool
• County can choose to:
  • Allow Use
  • Limit Use
  • Prohibit Use
Flood Plain Zone Function

1. Hazard Mitigation
   FEMA requirements and limitations on development to reduce flood damage.

2. Goal 5 Inventoried Resource
   Riparian Area – includes Flood Plain adjacent to inventoried rivers and streams.

3. Goal 5 Program to Conserve Habitat
   Large lot sizes and limitations from FEMA serve as protections for big game and other wildlife.
Model Flood Amendments

File No: 247-19-000530-TA, 533-PA
Applicant: Deschutes County
Project Purpose

• Incorporate text from DLCD's 2014 Oregon Model Flood Damage Prevention Ordinance
• Comply with FEMA flood insurance requirements
Model Flood Amendments

- Text selected by Flood Plain Manager
- Adds purpose statement for the Flood Plain Zone in Comprehensive Plan
- Does not include “housekeeping items” such as fences
Flood Plain Cluster and Planned Unit Development Amendments

File No: 247-19-000531-TA
Applicant: Deschutes County
What are Cluster and PUDs?

Typical Subdivision

Top of Rimrock

Flood Plain
What are Cluster and PUDs?

- Smaller lots (2-5 acres)
- Open space requirement (65-80% of lot area)
Project Purpose

Allow Flood Plain zoned land as open space in Cluster and PUDs on split zoned property.
Amendment Summary

• List Clusters and PUDs as conditional uses in the Flood Plain Zone

• Protections
  • Flood Plain land required to be used as open space
  • Riparian Area Management Plan required to mitigate impacts
Riparian Area Management Plan

- Remains unchanged from 2017 process
- Prohibits intense uses such as tennis and golf courses, swimming pools, etc.
- Prohibits off-road vehicle use
- Prescribes riparian protection measures
- Requires open space ownership by HOA
Goal 5 Analysis

- Impact Area
- Positive Consequences
- Negative Consequences
- Recommendation – Allow Use with Limitations
Land Division of Split Zoned, Flood Plain Property Amendments

File No: 247-19-000532-TA
Applicant: Deschutes County
Project Purpose

Allow division of split zone properties that contain Flood Plain zoning.
Example 1

Multiple Use Agricultural

Flood Plain

Road

Multiple Use Agricultural

Flood Plain

Road
Amendment Summary

• Addition of procedure for split zone divisions
  • Minimum lot size determined by non-Flood Plain base zone

• Protections
  • Properties with two base zones, and one Comprehensive Plan designation are eligible
  • Flood Plain land must remain within a single parcel following division
Goal 5 Analysis

• Impact Area
• Positive Consequences
• Negative Consequences
• Recommendation – Allow Use with Limitations
Planning Commission Role

• Review the scope of the amendments
• Review the findings
• Review ESEE analyses and recommendations
Public Hearing Outline

• Consolidated public hearing to reduce redundancy
• Testimony directed to file numbers
  • Model Flood (247-19-000530-TA, 533-PA)
  • Open Space in Cluster and PUDs (531-TA)
  • Split Zone Divisions (532-TA)
• Format can assist in identifying contentious and non-contentious amendments
Next Meeting:
Public Hearing August 8, 2019

Questions?

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