


DEFINING AGRICULTURAL LAND  
ON THE HIGH DESERT



History of Agricultural Designation and Zoning in  
Deschutes County

## The First Attempt

1965

Zoning Ordinance Established

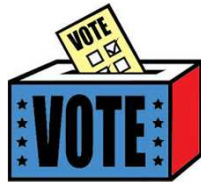
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1968

Zoning Ordinance Repealed by Voters

## Land Use Planning Takes Hold

1971

First Deschutes County Comprehensive Plan Initiated

1972

Zoning Ordinance PL-5 Adopted

- Exclusive Agricultural Zone (A-1)
  - 5-acre minimum lot size.
  - Includes Single-Family/Two-Family Dwellings as Outright Permitted Uses
- General Agricultural Zone (A-2)
  - 10-acre minimum lot size
  - All uses in in A-1 zone permitted among others



## Planning Goes Statewide

1974

### Statewide Land Use Goals Established

- Goal 1 - Citizen Involvement
  - Goal 2 - Land Use Planning
  - **Goal 3 - Agricultural Lands**
  - Goal 4 - Forest Lands
  - Goal 5 - Natural Resources, Scenic and Historic Areas, and Open Spaces
  - Goal 6 - Air, Water and Land Resources Quality
  - Goal 7 - Areas Subject to Natural Hazards
  - Goal 8 - Recreational Needs
  - Goal 9 - Economic Development
  - Goal 10 - Housing
  - Goal 11 - Public Facilities and Services
  - Goal 12 - Transportation
  - Goal 13 - Energy Conservation
  - Goal 14 - Urbanization
- (Goals 15-19 later added addressing the Willamette River and coastal resources)



## Statewide Agricultural Standards

1975

Oregon Administrative Rules 660, Division 33

Oregon Revised Statute 197 – Comprehensive Land Use Planning

Oregon Revised Statute 215 – County Planning

- Established Statewide standards for agricultural lands

*Purpose is "...to preserve and maintain agricultural lands for farm use, consistent with existing and future needs for agricultural products, forest and open space and with the state's agricultural land use policy."*



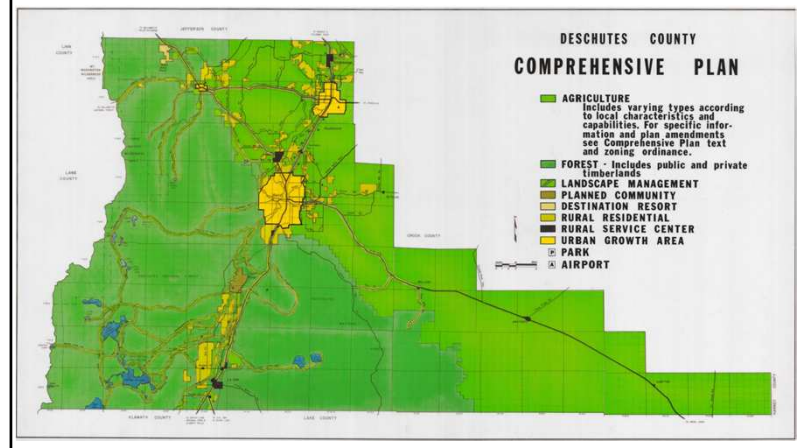
## Land Use Revisited

1979

### “Year 2000” Comprehensive Plan Adopted

- Includes agricultural lands designation
  - Goal: To preserve agricultural land in Deschutes County for the production of farm and forestry products, as well as the public need for open space.
- Hampered by limited availability of soil maps and information
- Established more elaborate definition of agricultural lands than statewide goal

## 1979 Comprehensive Plan Map



## Land Use Revisited

1979

Deschutes County Zoning Ordinance PL-15 Adopted

- ▣ Includes first Exclusive Farm Use (EFU) Zones
  - EFU-320
  - EFU-80
  - EFU-40
  - EFU-20
- ▣ Provided 1 year window to rezone from EFU to MUA if:
  - < 320 acres
  - Contain poor soils
  - Insufficient water rights
  - Will not interfere with existing agricultural uses

## Compliance Ensured

1990

Enforcement Order Imposed by State of Oregon

- ▣ County was not applying non-farm dwelling standards appropriately
- ▣ Required ALL dwellings in EFU zone be reviewed by Hearings Officer AND BOCC
- ▣ Ended after 1-year with compliance

**OUT OF ORDER**

## Time for an Update

1992

### Periodic Review

- ▣ Refinement of EFU zone application and standards
- ▣ Commercial farm study completed by OSU Extension
  - Goal: To recommend a zoning model for regulating ag lands



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  - Goal: To recommend a zoning model for regulating ag lands
  - Concluded that irrigation and irrigation districts are instrumental factors for Deschutes County agriculture
  - Ensured EFU zone boundaries and standards for farm divisions and dwellings consistent State law



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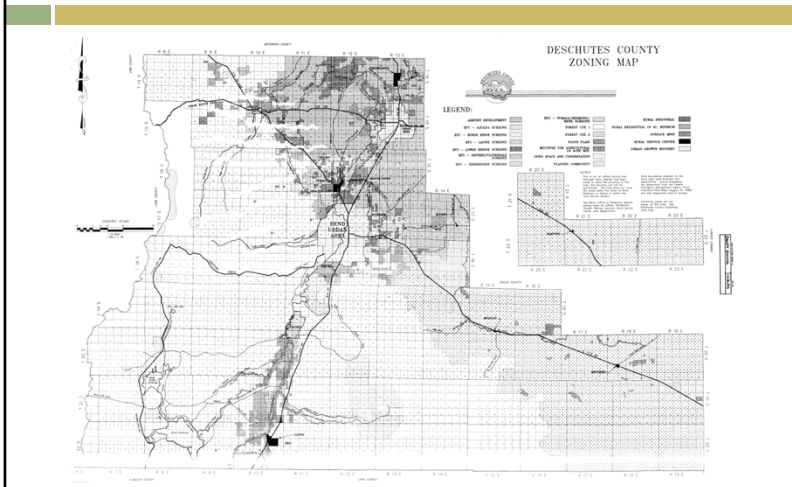
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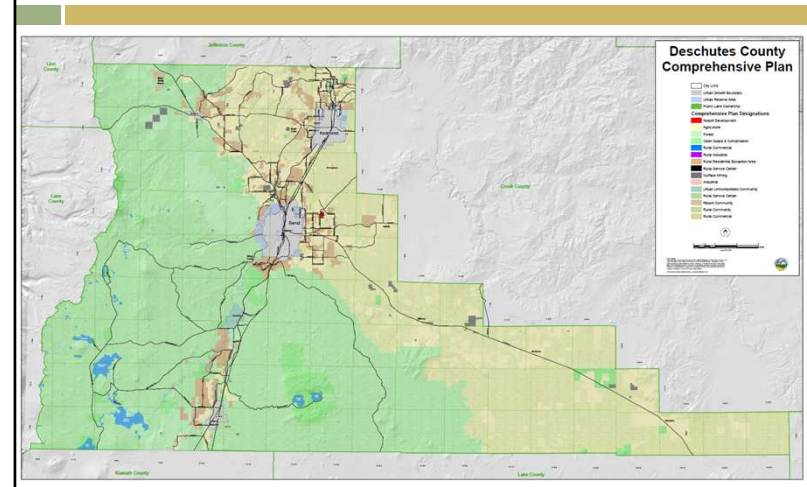
- ▣ 7 new agricultural subzones established to protect commercial agriculture land base while providing flexibility:
  - Lower Bridge
  - Sisters/Cloverdale
  - Terrebonne
  - Tumalo/Redmond/Bend
  - Alfalfa
  - La Pine
  - Horse Ridge



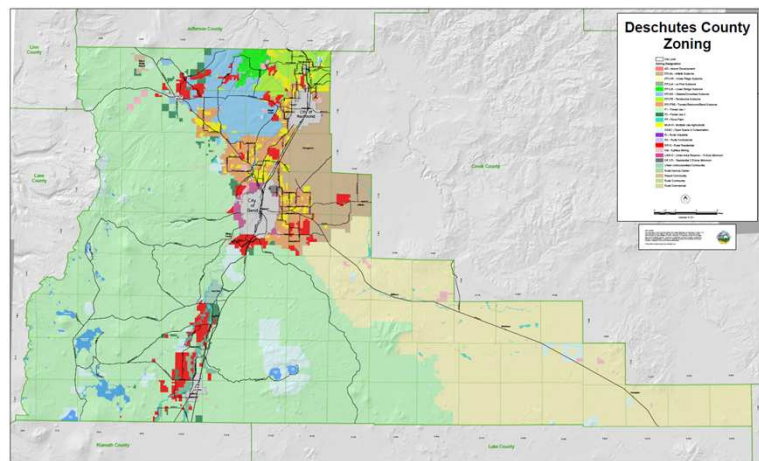
## 1992 Zoning Map



## Current Comprehensive Plan Map



## Current Zoning Map



## What's Next...?

### Non-Resource Lands Program

*Explore creation of new plan designation and zone for lands that do not meet definition of agricultural or forest land.*

- Consult the Experts
- Engage the Public

