



Deschutes County Agricultural Lands Program Analysis



BOARD OF COUNTY COMMISSIONERS
PLANNING COMMISSION

Overview



Introduction

Staff Overview

Question and Answer with Staff

Discussion and Next Steps

Overview



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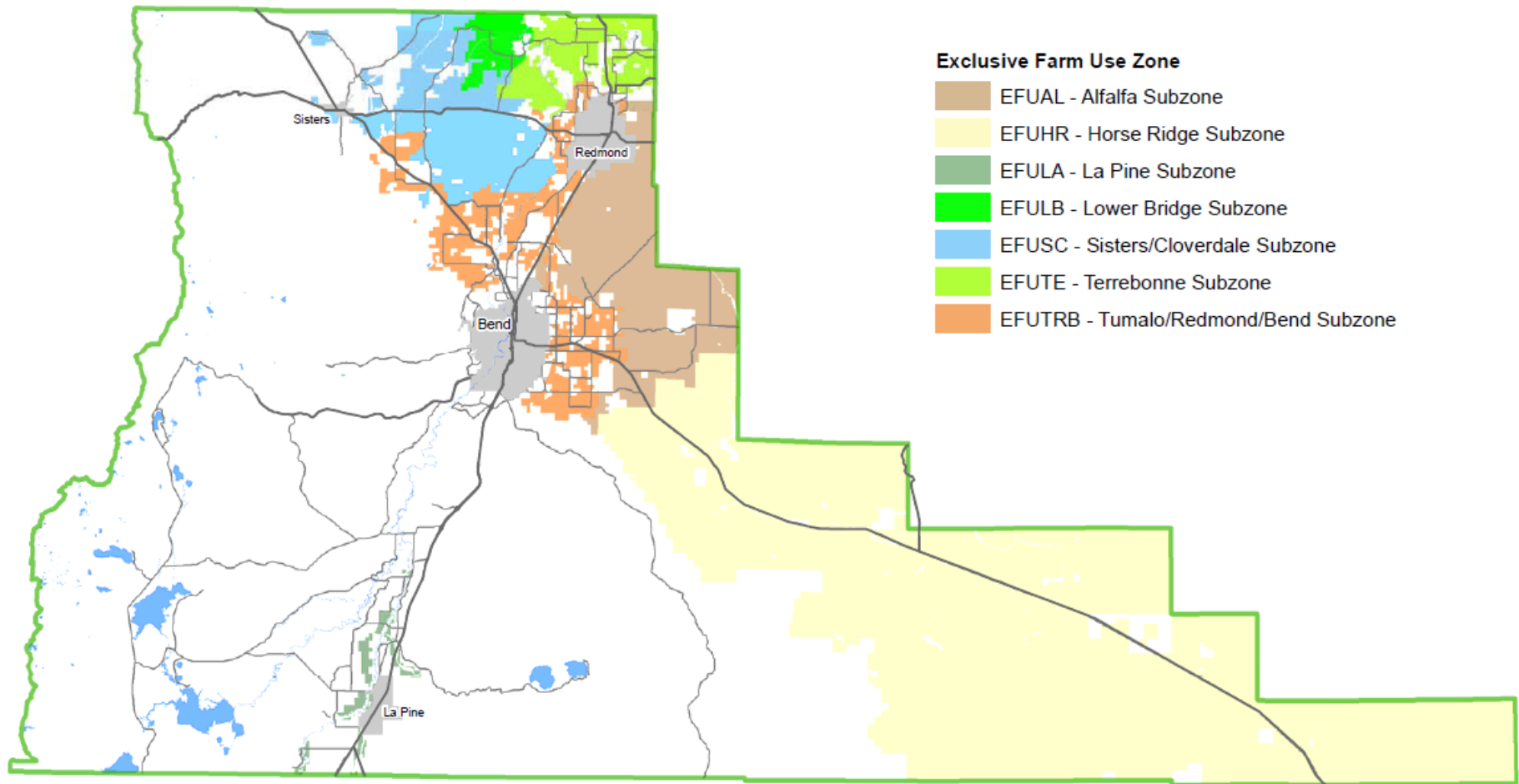
Introduction

Staff Overview

Project History

Prominent Land Use Issues

EFU Subzones



CITY OF REDMOND

CENTRAL OREGON LANDWATCH

PANEL DISCUSSIONS

DESCHUTES BASIN BOARD OF CONTROL

Agricultural Lands

BEND

QUESTIONNAIRE

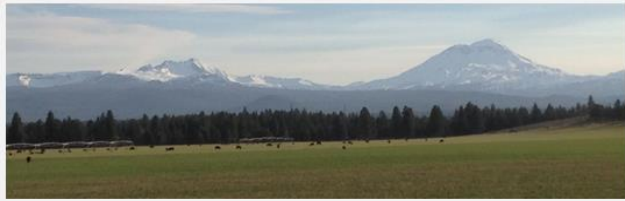
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PRESS RELEASE

STAKEHOLDER MEETINGS

ON-LINE SURVEY



PLANNING
COMMISSION
WORK SESSIONS

FACILITATED EXERCISES

Public Outreach



LA PINE

BROTHERS

ODFW

DESCHUTES COUNTY FARM BUREAU

WEBSITE
UPDATES

BOCC WORK
SESSIONS

TERREBONNE

Community

Conversations



SISTERS





Agricultural Lands Program Community Involvement Results



Community Development Department
117 NW Lafayette Avenue
Bend, Oregon 97701
Main Line: 541-388-6575 Fax: 541-385-1764
www.deschutes.org/cdd

June 18, 2014

Overview



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Prominent Land Use Issues

Prominent Land Use Issues






Agricultural Lands Program Issue Reference Guide

Issue Summary	Complexity Graphic Scale of 1-3	Action Local State		Action Summary
Comprehensive Plan and Zoning Text Amendments				
<u>Medical Hardship Dwellings Not Allowed In Conventional Housing Combining (CHC) Zone</u> Medical hardship dwellings are a temporary, conditional use limited to manufactured homes or recreational vehicles. The CHC zone prohibits housing types that are not conventional or modular housing permanently attached to real property which effectively prohibits medical hardship dwellings.		X		Repeal CHC zone or amend to allow manufactured homes for medical hardship temporary uses. Timeline: 2 to 4 months
<u>Policy Acknowledgement of Existing “Non-Resource” Review Process</u> Several proposals (i.e. Newland, DSL) have been reviewed to change from agricultural lands designation without local Comprehensive Plan policies for guidance. Establishing policies would allow the County to provide clear direction.		X		Establish County comprehensive plan policies. Timeline: 2 to 4 months
<u>Short Term Vacation Rental</u> Regulation of short term vacation rentals in private residences.		X		Amend County code to specifically regulate. Timeline: 6 to 12 months. Note: No Oregon county has regulated vacation rentals.
<u>Farm/Nonfarm Use Compatibility</u> Provide additional protection against negative impacts created by incompatibility of farm and nonfarm uses.		X		Strengthen existing standards to include such things as increasing setbacks or use design criteria. Timeline: 6 to 12 months
<u>Non-Resource Lands Program</u> Designate EFU lands appropriately. A non-resource lands program would enable property owners, on a case-by-case basis, to initiate a Comprehensive Plan amendment and zone change to re-designate their EFU property to a “Non-Resource” zone.		X		Engage the community to draft eligibility criteria and non-resource zoning. Amend County comprehensive plan and zoning ordinance incorporating policies and standards for now plan designation and zone. Timeline: 12 to 18 months. Note: Upon adoption, property owners on a case-by-case basis would be able to initiate Comp Plan and zone change amendment
State Legislation Required				
<u>Accessory Dwelling Units (ADU)</u> Provide secondary and subordinate housing option.			X	Lobby for amendment to State statute to allow accessory dwellings.
<u>Expedited Review</u> Review process too lengthy, cumbersome, and is a deterrent to new uses being established.			X	Lobby to amend State law to enable expedited review.


Prominent Land Use Issues

Agricultural Lands Program Issue Reference Guide

Comprehensive Plan and Zoning Text Amendment

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State Legislation Required

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Prominent Land Use Issues

Comprehensive Plan and Zoning Text Amendment

Complexity Rating



Summary of Required Action

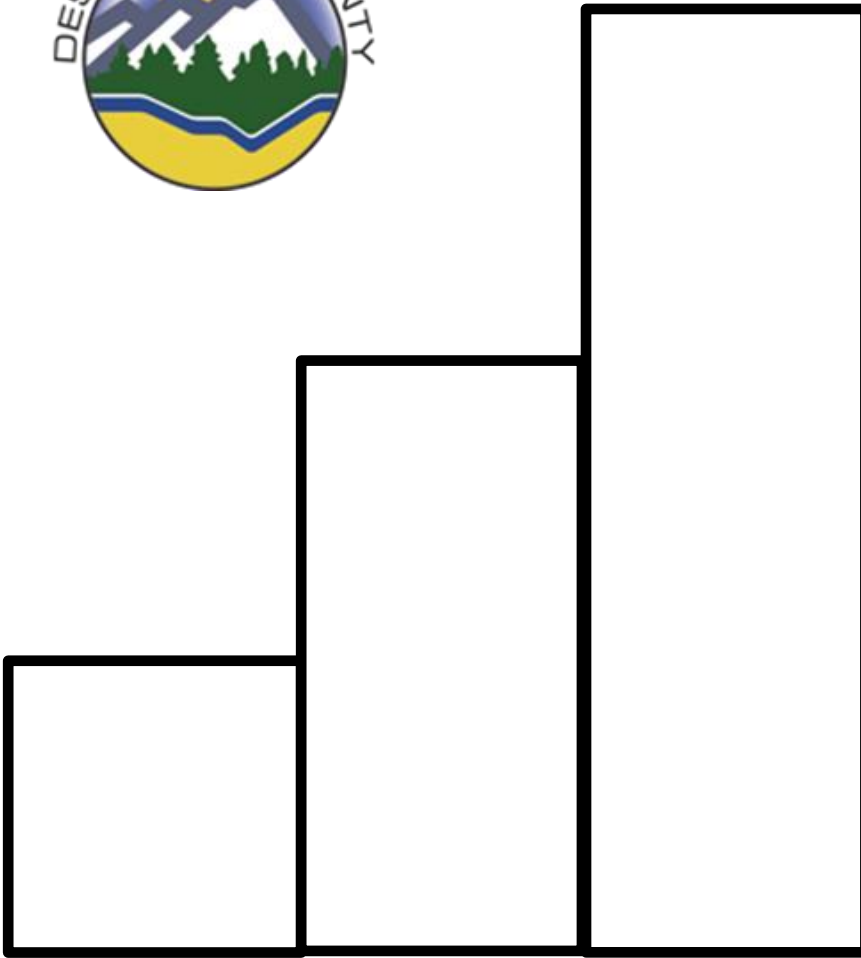
Timeline for Completion

State Legislation Required

Local Level Action



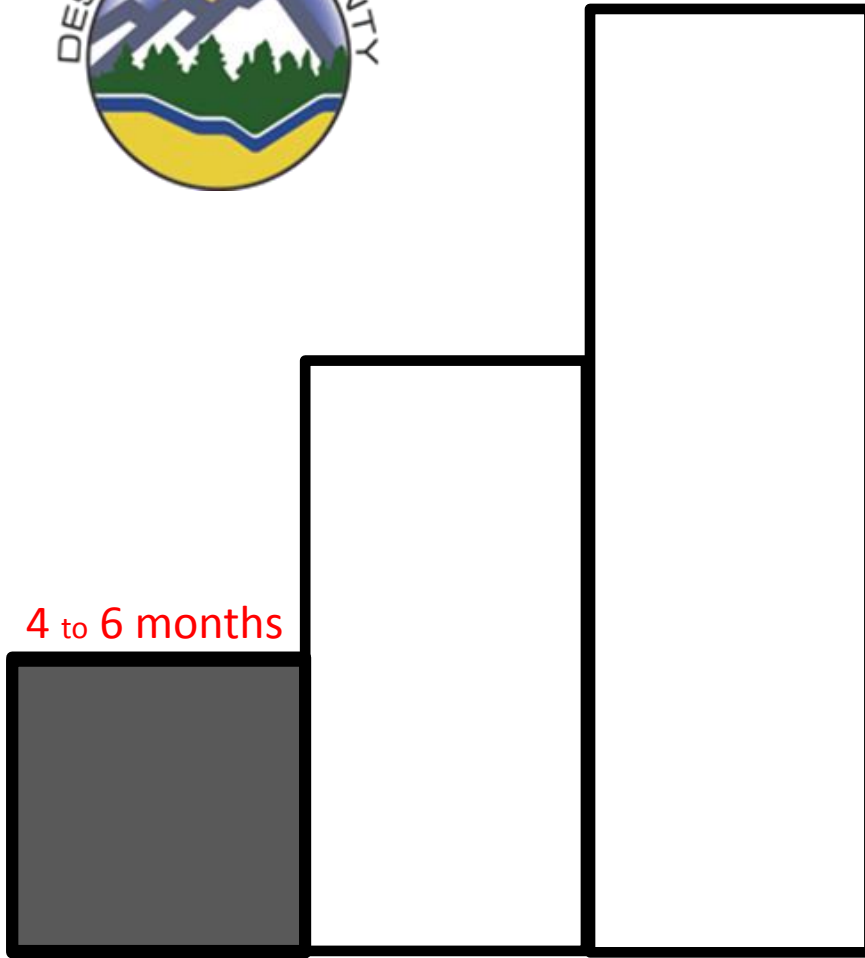
Comprehensive Plan and
Zoning Text Amendments



Local Level Action



4 to 6 months



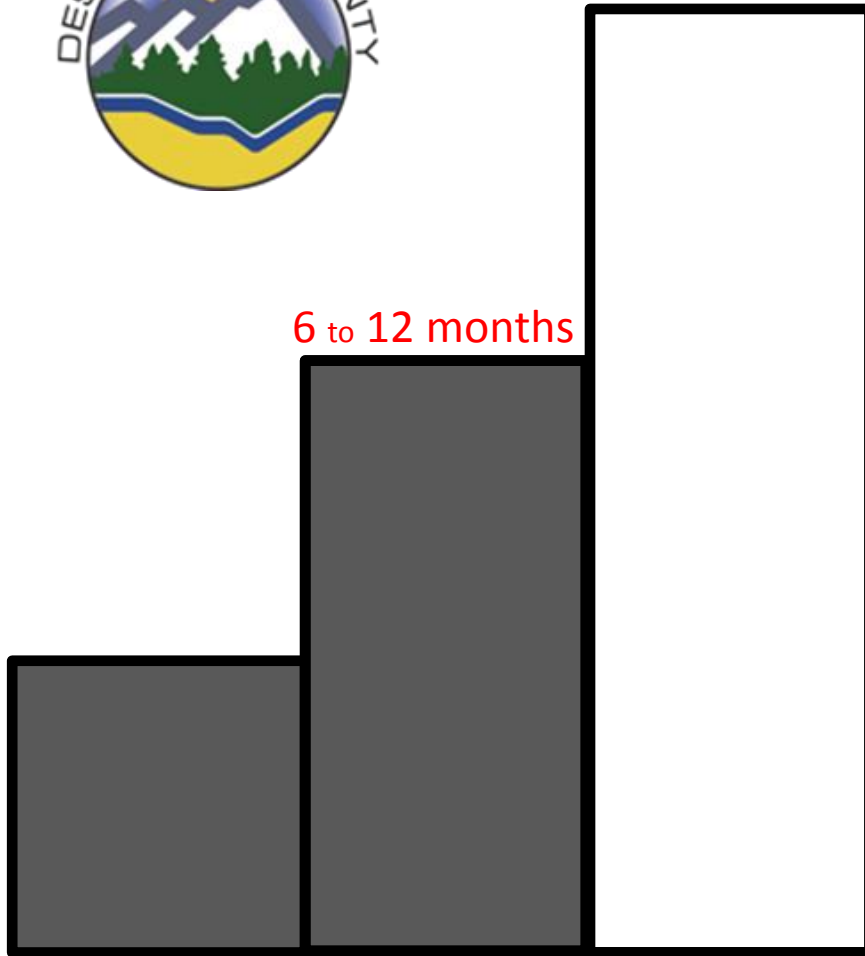
Comprehensive Plan and Zoning Text Amendments

- Medical Hardship Dwellings Not Allowed In Conventional Housing Combining (CHC) Zone
- Policy Acknowledgement of Existing “Non-Resource” Review Process

Local Level Action



6 to 12 months



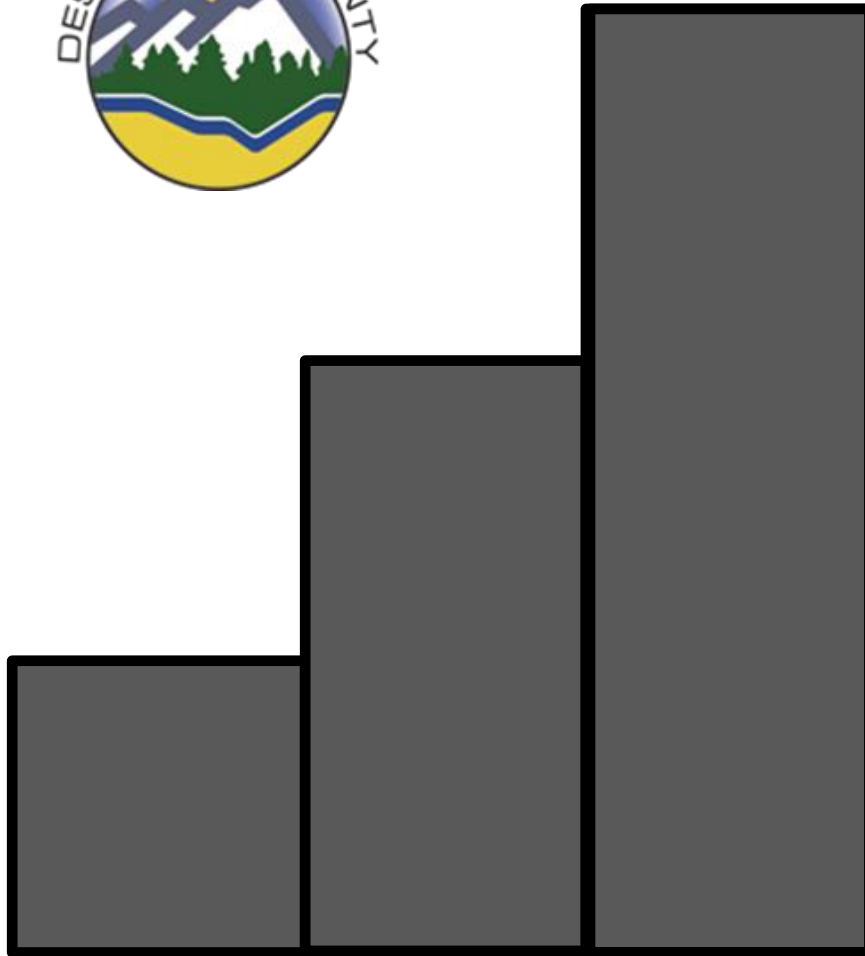
Comprehensive Plan and Zoning Text Amendments

- Farm/Nonfarm Use Compatibility
- Short Term Vacation Rentals
- Medical Hardship Dwellings Not Allowed In Conventional Housing Combining (CHC) Zone
- Policy Acknowledgement of Existing "Non-Resource" Review Process

Local Level Action



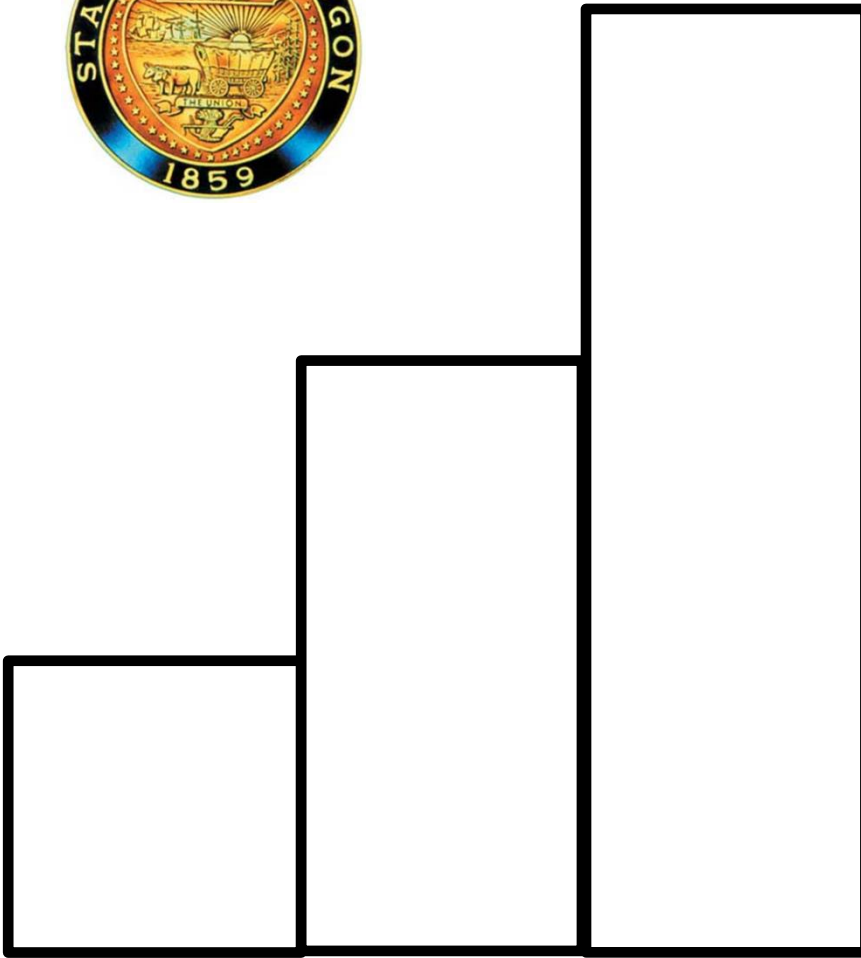
12 to 24 months



Comprehensive Plan and Zoning Text Amendments

- Non-Resource Lands Program
- Farm/Nonfarm Use Compatibility
- Short Term Vacation Rentals
- Medical Hardship Dwellings Not Allowed In Conventional Housing Combining (CHC) Zone
- Policy Acknowledgement of Existing “Non-Resource” Review Process

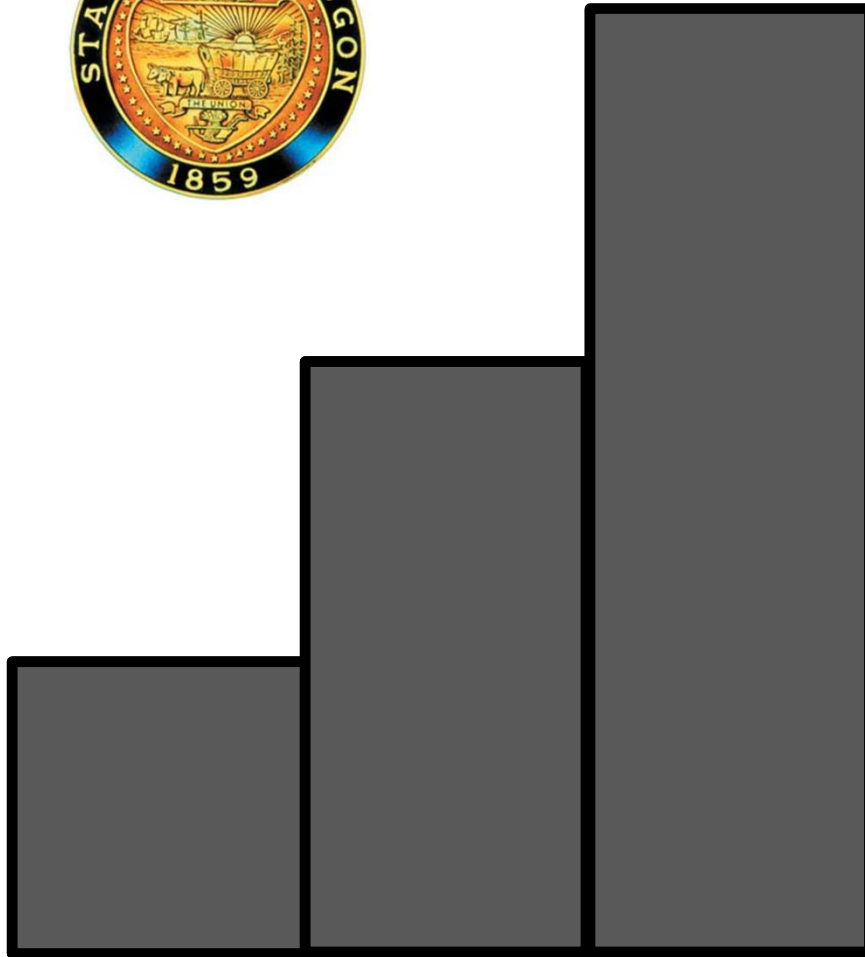
State Level Action



State Level Action



Undetermined
Timeline



Legislature

Accessory Dwelling Units (ADU)

Expedited Review

Farm Help Housing

Incentives for Farming

Land Use Options/Flexibility

Medical Hardship Dwelling

Regional Definition

Rural Residential Subdivisions

Smaller Parcel/Lot Sizes

Tax Deferral

State Level Action



Undetermined
Timeline

Land Conservation and
Development Commission

HB 2229 The “Big Look” Bill

Provides process for corrective remapping of rural lands by counties to ensure sustainable development of rezoned lands and update of natural resource protections.

Overview

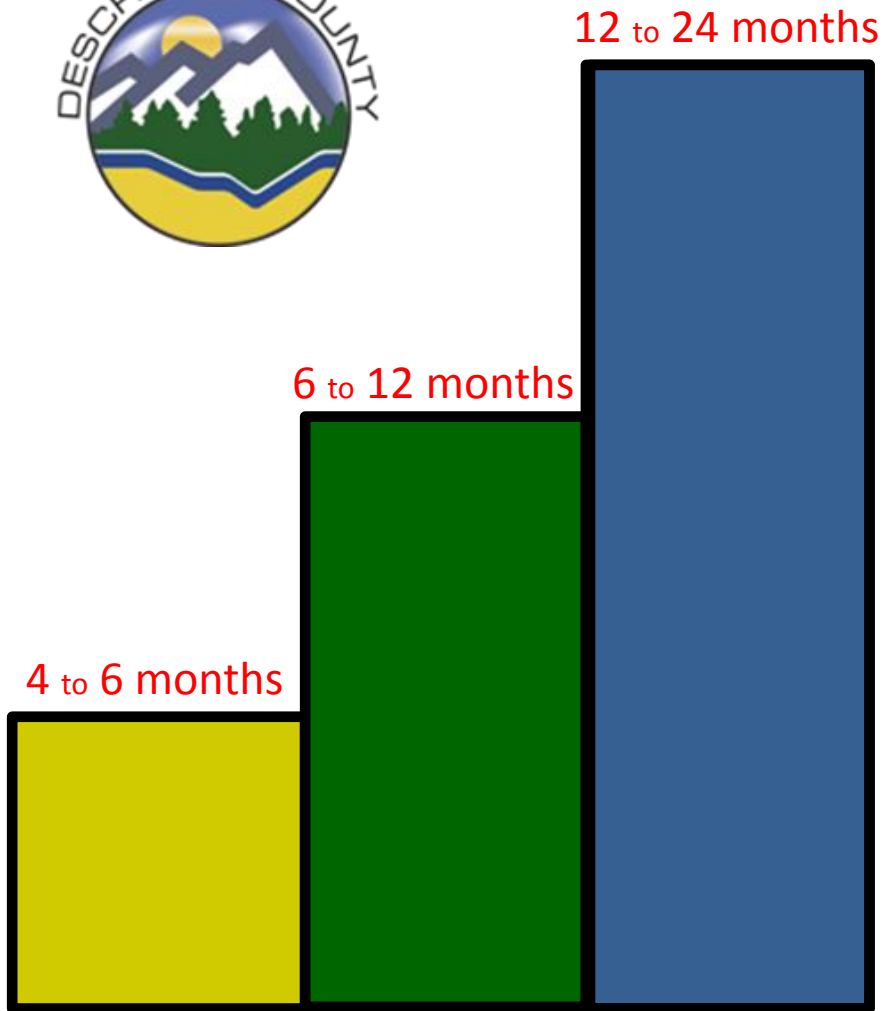


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Comprehensive Plan and Zoning Text Amendments



- Non-Resource Lands Program
- Farm/Nonfarm Use Compatibility
- Short Term Vacation Rentals
- Medical Hardship Dwellings Not Allowed In Conventional Housing Combining (CHC) Zone
- Policy Acknowledgement of Existing “Non-Resource” Review Process

Options for Next Steps

- Direct staff to initiate the next phase(s), if any, of the project at this meeting; or
- Before contemplating next steps, if any, conduct work session(s):
 - **Jointly** with the Planning Commission
 - **Individually** with the Planning Commission making a recommendation to the BOCC
 - **Other**

