

Matrix #1: Agricultural Lands Public Outreach Program / Reference Guide

Issue Summary	Complexity Graphic Scale of 1-3	Action Local State		Action Summary
Comprehensive Plan and Zoning Text Amendments				
<p><u>Medical Hardship Dwellings Not Allowed In Conventional Housing Combining (CHC) Zone</u></p> <p>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.</p>		X		<p>Repeal CHC zone or amend to allow manufactured homes for medical hardship temporary uses.</p> <p>Timeline: 4 to 6 months</p>
<p><u>Policy Acknowledgement of Existing "Non-Resource" Review Process</u></p> <p>Based on a Hearing's Officer decision, two property owners (i.e. DSL, Newland) initiated Non-Resource Land Comprehensive Plan (Plan) and zone change amendments without specific Plan policies for guidance. Modifying the County's existing Plan policies would allow provide clearer direction.</p>		X		<p>Establish County Comprehensive Plan policies.</p> <p>Timeline: 4 to 6 months</p>
<p><u>Short Term Vacation Rental</u></p> <p>Regulate short term vacation rentals in private residences.</p>		X		<p>Amend County code to specifically regulate short term vacation rentals utilizing private residences.</p> <p>Timeline: 6 to 12 months.</p> <p>Note: No Oregon county has regulated vacation rentals.</p>
<p><u>Farm/Nonfarm Use Compatibility</u></p> <p>Provide additional protection against negative impacts created by incompatibility of farm and nonfarm uses.</p>		X		<p>Amend County Code to strengthen existing standards to include such things as increasing setbacks or use design criteria.</p> <p>Timeline: 6 to 12 months</p>
<p><u>Non-Resource Lands Program</u></p> <p>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.</p>		X		<p>Engage the community to draft eligibility criteria and non-resource zoning. Amend Comprehensive Plan and zoning code to incorporate policies and standards for new plan designation and zone.</p> <p>Timeline: 12 to 24 months.</p> <p>Note: Upon adoption, property owners on a case-by case basis would be able to initiate a Comp Plan and zone change amendment</p>
State Legislation Required				
<p><u>Accessory Dwelling Units (ADU)</u></p> <p>Provide secondary and subordinate housing option.</p>			X	<p>Lobby to amend State law to allow accessory dwellings.</p> <p>Timeline: Undetermined</p>
<p><u>Expedited Review</u></p> <p>Review process is too lengthy and cumbersome, creating a deterrent to new development opportunities.</p>			X	<p>Lobby to amend State law to enable expedited review.</p> <p>Timeline: Undetermined</p>

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<p align="center"><u>Farm Help Housing</u></p> <p>Housing options for full time farm workers are too limited and prevent opportunities to improve agricultural operations. Housing options are already available but can be limited in scope and approval standards may be prohibitive for many farm operations.</p>			X	<p>Lobby to amend State law to expand options and/or relax current approval criteria.</p> <p>Timeline: Undetermined</p>
<p align="center"><u>Incentives for Farming</u></p> <p>Provide more opportunities that promote and facilitate farming opportunities. Such opportunities currently available include Farm-use and Wildlife Habitat Conservation assessments.</p>			X	<p>Lobby to amend State law to expand or provide new programs.</p> <p>Timeline: Undetermined</p>
<p align="center"><u>Land Use Options/Flexibility</u></p> <p>Establish more land use options to increase economic opportunities and income potential. Land use options in the EFU zone are established by the State legislature.</p>			X	<p>Lobby to amend State law to allow additional uses.</p> <p>Timeline: Undetermined</p>
<p align="center"><u>Medical Hardship Dwelling</u></p> <p>Provide unrelated caregiver housing in a separate dwelling unit. State law limits occupancy to relatives of the property owner. Medical hardship dwellings are currently permitted as a temporary, conditional use.</p>			X	<p>Lobby to amend State law to amend Statute.</p> <p>Timeline: Undetermined</p>
<p align="center"><u>Regional Definition</u></p> <p>Establish a regional farmland definition for Deschutes County.</p>			X	<p>Lobby DLCD or the State legislature to support and initiate a regional project.</p> <p>Timeline: Undetermined</p>
<p align="center"><u>Rural Residential Subdivisions</u></p> <p>Allow large lot (5-10 acre) rural residential subdivisions. Irrigated subdivisions are subject to minimum lot size requirements of the EFU subzone. Non-irrigated subdivisions are not permitted in the EFU zone due to State statute, ORS 215.263. Rather, non-irrigated land divisions are limited to a maximum of a 3-lot partition.</p>			X	<p>Lobby to amend State law to allow non-irrigated subdivisions and/or smaller parcels sizes.</p> <p>Timeline: Undetermined</p>
<p align="center"><u>Smaller Parcel/Lot Sizes</u></p> <p>Allow smaller parcels (i.e. 10-20 acres). County minimum parcels sizes go below the State minimums. Nonfarm partitions allow for even smaller parcels which, in some cases, do not have a required minimum parcel size.</p>			X	<p>Lobby to amend State law to amend Statute to allow smaller parcels sizes.</p> <p>Timeline: Undetermined</p>
<p align="center"><u>Tax Deferral</u></p> <p>Allow a grace period prior to disqualification for farm tax deferral. Tax deferral is a function of the Oregon Department of Revenue with rules specifying when a property is eligible and when it shall be disqualified.</p>			X	<p>Lobby to amend State law to modify tax deferral procedures.</p> <p>Timeline: Undetermined</p>