

Central Oregon Large-Lot Industrial Program

Core Principles

Regional Partnerships

- 3 DLCD Technical Assistance (TA) Grants funded:
 - ◇ \$50,000 for a technical study to determine a regional land need not currently recognized in existing City EOAs
 - ◇ \$25,500 for Regional Governance Approaches, Site Suitability Characteristics, Model Large Lot Industrial Overlay Zone
 - ◇ \$35,000 to establish regional authority with COIC
- A Regional Advisory Committee created to oversee the project. Members included: cities, counties, EDCO, COIC, 1000 Friends of Oregon, Central Oregon Realtors Association, DLCD, DSL and Business Oregon
- 11 interveners support Deschutes County's 2011 REOA / Plan Amendment, 2012 settlement with 1K Friends, LCDC rule-making and 2013 Plan Amendment

LCDC Rule-Making

- Rule-making clarifies issues regarding a regional need for short term supply of large-lot industrial sites in Central Oregon
- Rules define regional large lot industrial site and "Analysis" that determines the regional large lot industrial land need in Central Oregon
- Rules recognize that Analysis may demonstrate a need for six sites and up to three for replenishment. Original six sites include:
 - ◇ Three 50-100 acre sites
 - ◇ Two 100-200 acre sites
 - ◇ One 200+ acre site
- Rule requires city and counties to sign IGA with COIC
- Rule requires participating city to apply regional large-lot industrial overlay zone to protect large lot purposes
- Rules address how cities may amend their UGB to accommodate a short term need for large-lot industrial sites
- Rule-making adopted by LCDC in November, effective December 10, 2012

Central Oregon Large-Lot Industrial Land Need Analysis

- Central Oregon Large Lot Industrial Land Need Analysis (Analysis) provides the factual basis for designating large-lot industrial sites among coordinating jurisdictions
- Documents an unmet short-term need for large-lot industrial sites, 50-acres or larger in tri-county area with:
 - ◇ National, state and local economic trends and conditions
 - ◇ Large-lot industry trends, dynamics, opportunities, and site needs
 - ◇ Local objectives and strengths and challenges
 - ◇ Business Oregon data
 - ◇ Expert opinion by Johnson-Reid LLC, EDCO, and others
- Recognizes short-term demand of competitive and diverse vacant, developable industrial is needed for site selectors representing industrial recruitment to consider the region.
- A readily available and developable inventory of six large sites in at least three separate jurisdictions will provide for choice to prospective industries or site selectors
- Recommends Competitive Short-Term Large Lot Industrial Inventory means:
 - ◇ Three 50-100 acre sites
 - ◇ Two 100-200 acre sites
 - ◇ One 200+ acre site

Coordination Authority

- Identifying and implementing a program to create a short term large-lot land supply that enables Central Oregon to compete for industrial recruitment is a policy the Board of County Commissioners is choosing to pursue
- Deschutes County, through new OARs and its governing body, is exercising its statutory coordinating authority (ORS 195.025) to address an unmet short term regional need for large-lot industrial sites
- The new OARs and the County's authority assure there is an integrated comprehensive plan between the County and its respective cities by encouraging them to address a short-term specialized employment land need.
- Crook and Jefferson Counties exercise their coordination authority with parallel plan amendments

Plan Policies and Regional Governance

- Deschutes County large-lot industrial policies:
 - ◇ Support multi-jurisdictional cooperative effort to pursue a regional approach to establish a short-term supply of large lot industrial sites
 - ◇ Adopt Analysis by reference
 - ◇ Specify that 6 months of adoption, cities and counties shall execute an IGA with COIC
 - ◇ Recognize that the County will fulfill its coordination duties by approving and updating its comprehensive plan when participating cities within their jurisdiction designate regionally significant industrial sites
- COIC adopts Resolution #243 to establish their role as governance authority for Regional Large Lot Industrial Program
- COIC finalizes IGA and Site Proposal Process with participating cities and counties