

Central Oregon Regional Large-Lot Industrial Land Program

Milestones

Jan. 2007

LCDC amends OAR 660 Division 9, enabling cities and counties to coordinate REOAs and to designate lands among jurisdictions in a mutually agreed upon proportion

Mar. 2008

OECD identifies statewide need for large industrial lots. Recognizes global business trends have emerged as key elements of Oregon's economy

Jan. 2010

DLCD awards \$50,000 grant to conduct Regional EOA. April 14, 2008 DLCD technical memo regarding 7 elements of EOA provides primary guidance

May 2010

County hires Johnson Reid, LLC, a team noted for expertise in real estate and land use economics, to perform REOA

June 2010

County convenes Regional Advisory Committee; members include CO cities & counties, state agencies (DSL, Business OR, DLCD), EDCO, La Pine Industrial Group, realtors, developers, and 1,000 Friends. RAC meets 7 times

June 2010

Redmond hosts Central Oregon Industrial Lands Forum with RAC, economic and land use experts, state agency staff, and elected officials. EDCO, Business OR, Iron Wolf Comm Res, and Johnson Reid present

Jan. 2011

DLCD awards second grant of \$25,500 to describe options to regional governance incl. a preferred approach; draft UGB findings and scheduling approach for bringing in sites; and a model LLI ordinance

Apr. 2011

1,000 Friends in sub-committee testimony opposing SB 792, states their work with interests in Central Oregon on the REOA and their support for it. Stresses existing law supports regional economic planning

May 2011

Deschutes County hosts Central Oregon Regional Forum. REOA results are shared with elected officials and RAC and next steps for implementation

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May 2011

REOA is finalized. Examples of local gov't pro-actively planning for indust dev. cited. Technical appendix bolstered based on concerns from 1K Friends May letter. EDCO, Business Oregon, Johnson Reid, LLC respond to it.

June 2011

Deschutes County completes the two DLCD TA grants and initiates legislative amendments adopting REOA and plan policies into Comp Plan

Aug. 2011

County PC conducts two public hearings and recommends adoption. 1 K Friends raises objections.

Sept. 2011

Board holds public hearing, continuing it for 30 days to October 31.

Oct. 2011

Board w/ financial support from CO partners, contracts w/ Johnson Reid for \$2,500 to respond to 1K's issues. At 10/31 hearing, expert testimony provided by EDCO, Business OR, Johnson Reid, La Pine Indus. Group, Redmond Econ. Dev.

Nov. 2011

Board exercises statutory coordination authority and unanimously adopts REOA and plan policies. The findings encompass 62 pages and contain 94 footnotes citing among others, evidence in record

Dec. 2011

1 K Friends files a Notice of Intent to Appeal to LUBA

Jan. 2012

Crook County, Cities of Bend, Redmond, La Pine, Prineville, & Madras, EDCO, CO Assoc. of Realtors, DSL, Business OR, & DLCD submit motions to intervene. LCDC formally approves DLCD intervening - 1/27

Feb. 2012

DLCD awards third grant of \$35,841 to Central Oregon Intergovernmental Council to formalize a regional mngmt structure and identify large-lot industrial candidate sites

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Feb. 2012

Deschutes County, DLCD, 1K Friends and Richard Whitman meet in Salem to discuss the possibility of a settlement

Mar. 2012

Deschutes County conducts two more meetings with the 1K, DLCD, and Whitman. DLCD commits to narrow rule making. 1K Friends supports settlement based on short-term supply of sites.

Mar. 2012

Deschutes County meets with RAC to discuss settlement option

Apr. 2012

Deschutes County convenes the RAC to determine if there's consensus for the settlement approach

Apr. 2012

Deschutes County, with the support of its Central Oregon partners, Governor's Office and DLCD, negotiates settlement with 1,000 Friends

May 2012

DLCD begins initiating narrow rule-making for Central Oregon; COIC discusses regional governance phase of the project

June 2012

DLCD convenes a rule-making committee composed of city, county, and 1K Friends and holds its first meeting

June 2012

COIC adopts Resolution #243 to establish their role as governance authority for Regional Large Lot Industrial Program

July 2012

DLCD convenes second and third rule-making committee meeting and on the third, reaches agreement on rule content and approach

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Aug. 2012

DLCD convenes its fourth and last rule-making committee meeting and reaches consensus on the draft rule

Sep. 2012

LCDC Hearing Officer takes testimony on the draft rules in Redmond. COIC, Deschutes County and 1K Friends support rule-making (1K Friends (rec'd minor edits))

Oct. 2012

Deschutes County drafts Plan policies, findings, and new Large-lot Industrial Land Need Analysis (taken from REOA) and circulates to the RAC for comment. 1K Friends responds with concerns about Analysis

Nov. 2012

LCDC holds hearing and adopts on OARs tailored for Central Oregon Large-Lot Industrial Land Need.

Rules became effective on December 10, 2012.

Nov. 2012

Deschutes County meets with cities, counties, EDCO, DLCD, DSL, and COAR and receives support for final version of Analysis, findings, and draft policies. Sub-group of attorneys reach out to 1K Friends

Dec. 2012

Planning Commission holds work session on draft policies, findings, and Analysis. BOCC conducts a work session to prepare for January hearing

Jan. 2013

Deschutes Co. Board conducts a hearing and adopts policies, findings, and Analysis into Comp Plan.

Apr. 2013

Crook and Jefferson Co. Planning Commissions hold hearing and recommend their Boards adopt policies, findings, and Analysis into their Comp Plans.

May. 2013

Crook and Jefferson Boards hold hearings and adopt policies, findings, and Analysis into their Comp Plans.

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May. 2013

All participating governments sign IGA with COIC

Next Steps

1. Central Oregon cities coordinate with COIC and upon receiving their support, initiate plan amendments to entitle regional large-lot industrial sites