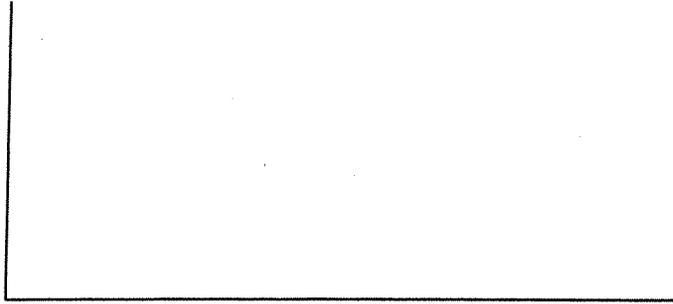


REVIEWED  <hr/> LEGAL COUNSEL
REVIEWED  <hr/> CODE REVIEW COMMITTEE



For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

An Ordinance Amending Title 23, the Deschutes	*	
County Comprehensive Plan, of the Deschutes	*	ORDINANCE NO. 2004-012
County Code, to adopt a coordinated population	*	
forecast for Deschutes County, and Declaring an	*	
Emergency.	*	

WHEREAS, pursuant to ORS 195.036, Deschutes County, acting as the coordinating body under ORS 195.025, is required to establish and to maintain a population forecast for the County, including the cities of Bend, Redmond, and Sisters; and

WHEREAS, the County first adopted a coordinated population forecast in 1998 after coordinating with the cities of Bend, Redmond, and Sisters to develop and come to an agreement on the forecast; and

WHEREAS, after the 2000 decennial Census, and subsequent population estimates of the Population Research Center of the State of Oregon, the County found that population growth was occurring faster than originally contemplated in the 1998 forecast; and

WHEREAS, the County has coordinated with the cities of Bend, Redmond, and Sisters, and the Oregon Department of Land Conservation and Development, to develop a new population forecast from the year 2000 to the year 2025; and

WHEREAS, the County recognizes the value of adopting a coordinated population forecast for guiding the long range planning efforts of the county and each city; and

WHEREAS, the Deschutes County Planning Commission and Board of County Commissioners have each considered the coordinated population forecast after public hearings; now, therefore,

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, ORDAINS as follows:

Section 1. AMENDMENT. DCC 23.16.020, Population, is amended to read as described in Exhibit "A," attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 2. AMENDMENT. DCC 23.20.030, Alternatives, is amended to read as described in Exhibit "B," attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 3. AMENDMENT. DCC 23.24.010, Rural Development, is amended to read as described in Exhibit "C," attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 4. AMENDMENT. DCC 23.48.010, Urbanization, is amended to read as described in Exhibit "D," attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strike through~~.

Section 5. FINDINGS. The Board of County Commissioners adopts as its findings in support of the amendment set forth herein the report titled "Deschutes County Coordinated Population Forecast 2000-2025: Findings in Support of Forecast" and dated August 25, 2004 attached hereto as Exhibit "E" and by this reference incorporated herein.

Section 6. EMERGENCY. This Ordinance being necessary for the immediate preservation of the public peace health and safety, an emergency is declared to exist, and this ordinance takes effect on its passage.

DATED this 8<sup>th</sup> day of September, 2004.

BOARD OF COUNTY COMMISSIONERS  
OF DESCHUTES COUNTY, OREGON

  
MICHAEL M. DALY, Chair

  
DENNIS R. LUKE, Commissioner

- absent -  
TOM DEWOLF, Commissioner

Date of 1<sup>st</sup> Reading: 8<sup>th</sup> day of Sept., 2004.

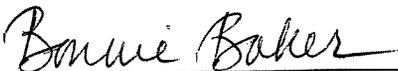
Date of 2<sup>nd</sup> Reading: 8<sup>th</sup> day of Sept., 2004.

Record of Adoption Vote

Commissioner	Yes	No	Abstained	Excused
Michael M. Daly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom DeWolf	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dennis R. Luke	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Effective date: 8<sup>th</sup> day of Sept., 2004.

ATTEST:

  
Recording Secretary

**23.16.020. Population.**

The population of the County has increased significantly since the adoption of the comprehensive plan in 1979.

<b>Population Growth in Deschutes County: 1980 to 2000</b>			
<u>Sources</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
<u>Population Research Center - July 1 estimates</u>	<u>62,500</u>	<u>75,600</u>	<u>116,600</u>
<u>Census Bureau - April 1 census counts</u>	<u>62,142</u>	<u>74,958</u>	<u>115,367</u>

~~ORS 195.025(1) requires the counties to coordinate local plans and population forecasts. Deschutes County coordinated with the cities of Bend, Redmond, and Sisters to develop a coordinated population forecast. In 1996, the cities, Bend, Redmond, Sisters and the County reviewed the most recent population forecasts from the Portland State University Center for Population Research and Census, the Department of Transportation, Woods and Poole, the Bonneville Power Administration and the State Department of Administrative Services Office of Economic Analysis. After review of these projections, the cities and Deschutes County agreed on the coordinated population forecast adopted by the County in 1998 by Ordinance 98-084 displayed in Table A. In 1998 or 1999, all three cities expect to adopt updated comprehensive plans. The cities will use the coordinated population forecast numbers in their revised comprehensive plans.~~

The results of the 2000 decennial census and subsequent population estimates prepared by the Population Research Center (PRC) at Portland State University revealed the respective populations of the County and the incorporated cities were growing faster that contemplated under the 1998 coordinated forecast. The cities and the County engaged in a coordination process between 2002 and 2004 that culminated with the County adopting a revised population forecast that projected population for the cities and the County to the year 2025. The following table displays the 2004 coordinated population forecast for Deschutes County and the urban growth boundaries of the cities of Bend, Redmond, and Sisters from 2000 to 2025:

<b>2000-2025 Coordinated Population Forecast</b>					
<u>Year</u>	<u>Bend UGB</u>	<u>Redmond UGB</u>	<u>Sisters UGB</u>	<u>Unincorporated County</u>	<u>Total County</u>
<u>2000</u>	<u>52,800</u>	<u>15,505</u>	<u>975</u>	<u>47,320</u>	<u>116,600</u>
<u>2005</u>	<u>69,004</u>	<u>19,249</u>	<u>1,768</u>	<u>53,032</u>	<u>143,053</u>
<u>2010</u>	<u>81,155</u>	<u>23,897</u>	<u>2,306</u>	<u>59,127</u>	<u>166,572</u>
<u>2015</u>	<u>91,158</u>	<u>29,667</u>	<u>2,694</u>	<u>65,924</u>	<u>189,443</u>
<u>2020</u>	<u>100,646</u>	<u>36,831</u>	<u>3,166</u>	<u>73,502</u>	<u>214,145</u>
<u>2025</u>	<u>109,389</u>	<u>45,724</u>	<u>3,747</u>	<u>81,951</u>	<u>240,811</u>

~~Between the years 1998 and 2020, the non urban population is projected to increase by 30,842. This population forecast is based on an average household size of 1.95 persons. This household size is based on census data that shows a large percentage of retirement households and second homes in the non urban county. The county calculated the capacity of the no urban area to absorb the projected population based on the best estimate of the number of existing vacant lots plus the potential new lots that could be created under present zoning and land use regulations. The source for the numbers is a 1995 report prepared by the county: *Land Use Inventory and MUA 10 & RR 10 Exception Areas*. The numbers from this report were refined using county GIS data. Table B displays the potential new dwellings in exception areas, resort areas unincorporated communities, and exclusive farm use and forestland.~~

EXHIBIT "A"

The five year growth rate for non urban population should decrease over time from approximately 24 percent in 1995 to 8 percent in 2020. This decline in growth rate will occur as available buildable lots in the county are used and the growth shifts to the available land in the urban areas.

The process through which the County and the cities coordinated to develop the 2000-2025 coordinated forecast is outlined in the report titled "Deschutes County Coordinated Population Forecast 2000-2025: Findings in Support of Forecast" dated July 2004. This report provides the findings in support of the adopted forecast. The Deschutes County Year 2000 Comprehensive Plan (1979) included a population forecast from 1980 to 2000 that was incorporated in several chapters. In 1998, the County adopted a coordinated population forecast under ORS 195.036. The following table displays all three forecasts for comparison:

<b>Deschutes County Population Forecasts from 1979, 1998, and 2004</b>			
<u>Year</u>	<u>1979 forecast</u>	<u>1998 forecast</u>	<u>2004 forecast</u>
<u>1980</u>	<u>53,400</u>	=	=
<u>1985</u>	<u>66,600</u>	=	=
<u>1990</u>	<u>82,900</u>	<u>74,958</u>	=
<u>1995</u>	<u>103,400</u>	<u>94,100</u>	=
<u>2000</u>	<u>128,200</u>	<u>113,231</u>	<u>116,600</u>
<u>2005</u>	=	<u>132,239</u>	<u>143,053</u>
<u>2010</u>	=	<u>151,431</u>	<u>166,572</u>
<u>2015</u>	=	<u>167,911</u>	<u>189,443</u>
<u>2020</u>	=	<u>182,353</u>	<u>214,145</u>
<u>2025</u>	=	=	<u>240,811</u>

In the fall of 1998, the Oregon Water Resources Department acknowledged that virtually all groundwater in the Deschutes River basin discharges to the rivers of the basin. The Water Resources Department may place restrictions on the consumptive use of groundwater to protect the free flowing nature of the Deschutes River, instream water rights and existing water rights. These restrictions may affect the use of groundwater resources for future development and consequently affect the future growth and allocation of population in the County and the three urban jurisdictions.

TABLE A  
Deschutes County  
Coordinated Population Forecast

Year	Bend UGB		Redmond UGB		Sisters UGB		Non-Urban County		Total County Population
	July—1st Population	Five Year Increase	July—1st Population	Five Year Increase	July—1st Population	Five Year Increase	July—1st Population	Five—Year Increase	

EXHIBIT "A"

1990	32,550		8,635		900		32,873		74,958
1995	39,720	22.03%	12,585	45.74%	945	5.00%	40,850	24.27%	94,100
1996	41,210						42,239		
1997	42,652						43,675		
1998	44,038						45,160		
1999	45,359						46,695		
2000	46,607	17.34%	17,241	37.00%	1,100	16.40%	48,283	18.20%	113,231
2001	47,772						49,852		
2002	48,847						51,472		
2003	49,946						53,145		
2004	51,069						54,740		
2005	52,193	11.99%	22,414	30.00%	1,250	13.64%	56,382	16.77%	132,239
2006	53,341						57,932		
2007	54,488						59,525		
2008	55,632						61,014		
2009	56,801						62,447		
2010	57,937	11.00%	28,241	26.00%	1,400	12.00%	63,853	13.25%	151,431
2011	59,095						65,225		
2012	60,218						66,530		
2013	61,362						67,794		
2014	62,467						69,014		
2015	63,591	9.76%	32,548	15.25%	1,550	10.71%	70,222	9.98%	167,911
2016	64,672						71,451		
2017	65,772						72,594		
2018	66,758						73,756		
2019	67,760						74,899		
2020	68,776	8.15%	35,845	10.13%	1,710	10.32%	76,022	8.26%	182,353

TABLE B

Deschutes County Urban Population Capacity	
Exception Area	Potential New Dwellings
Sisters RR10	780
Sisters MUA10	269
Terrebonne MUA10	354
Tumalo MUA10	322
Bend East MUA10	188
Bend North/Tumalo RR10	390
Redmond West MUA10	303
Bend East RR10	409
Redmond/Terrebonne RR10	390
Deschutes River Woods	999
La Pine North	2,800
Sunriver South	3,585
<b>SUBTOTAL</b>	<b>10,789</b>

EXHIBIT "A"

Resort Areas	Potential New Dwellings
Sunriver	650
Black Butte	100
Eagle Crest	300
Inn at 7th Mountain/ Widge Creek	117
<b>SUBTOTAL</b>	<b>1,167</b>

Unincorporated Communities	Potential New Dwellings
Alfalfa	3
Brothers	5
Deschutes Junction	4
Deschutes River Woods	5
Hampton	6
La Pine	824
Millican	15
Spring River	0
Terrebonne	156
Tumalo	100
Whistlestop	3
Wickiup Junction	10
Wild Hunt	0
<b>SUBTOTAL</b>	<b>1,131</b>

(Ord. 2003-078 § 1, 2003; Ord. 2003-001 § 1, 2003; Ord. 2000-017 § 1, 2000; Ord. 98-084 § 1, 1998; PL-20, 1979)

EXHIBIT "B"

**23.20.030. Alternatives.**

**A. Introduction.**

Choosing a course into the future is a difficult task. To help in making adequate decisions, it is often most desirable to consider a number of alternatives. In the preparation of the Deschutes County Plan, a number of different options were considered at several levels. First, each of the citizen advisory committees reviewed and discussed a variety of different policies, each with varying impacts, and chose the recommendations most likely to achieve the desired result. After their deliberations, the policies were sent on to the Overall Citizens' Advisory Committee, where decisions had to be made about tying the various elements of the plan together into a cohesive document. To do that it was necessary for the membership to determine a consistent philosophy and direction for development in Deschutes County.

**B. Population and housing projections.**

This subsection, and the following Table 1, represents the population forecast adopted with the Comprehensive Plan in 1979. The initial decision which had to be reached was which population projection to use in preparing for the future. The Center for Population Research and Census at Portland University had prepared a population estimate indicating Deschutes County would grow at an approximate rate of 2.8 per cent annually. A study by the Economic CAC indicated the present growth rate (1970-77) was 6.3 per cent annually. The committees felt that CPRC's estimate was too far off and should not be used but that use of the present growth rate would certainly exceed the actual growth because of economic fluctuations and a declining percentage gain near the end of the planning period (Planning Period = present to the year 2000). The preferred alternative was one, which would use the 4.5 per cent annual growth rate to yield 128,200 people in Deschutes County by the year 2000. Section 23.16.020, Population, of the Comprehensive Plan includes the updated population forecast for 2000 to 2025.

**TABLE 1  
DESCHUTES COUNTY  
POPULATION PROJECTIONS (1979)**

	<b>PSU 2.8%</b>	<b>PRESENT RATE</b>	<b>PREFERRED ALTERNATIVES</b>
1980	50,500	56,324	53,400
1985	56,700	76,298	66,600
1990	60,700	103,557	82,900
1995	63,900	140,554	103,400
2000	65,700	190,770	128,200

Recognizing the need for a single target population and in light of the Economic ACA's research and expertise the 4.5 per cent annual growth was chosen as the "best guess" option and the one to be used in the preparation of comprehensive plans in Deschutes County. Ultimately, this was to result in allocations of population to different parts of the County with the Bend Urban Area receiving 84,000, the Redmond Urban Area obtaining 23,093, the Sisters Urban Area having 2,135, and the remainder of the County getting 18,972. Once the population figure was chosen, it was possible to determine housing needs to the year 2000 by making some assumptions about household size and rehabilitation.

EXHIBIT "B"

TABLE 2  
NEW HOUSING UNITS (1979)

1980	3,181
1985	6,339
1990	7,740
1995	9,669
2000	11,753
	38,682

The question still remaining was how to allocate this new population and housing throughout the County. Several different alternatives were directly and indirectly discussed by members of the OCAC.

Underlying all of the alternatives were a number of basic assumptions:

1. LCDC will require some protection and coordination.
2. Energy will become increasingly expensive and relatively more scarce.
3. Much of the area's growth is tied to amenities.
4. Federal agencies will continue to use their lands for multiple public uses.

C. Alternative One - Current Trends.

1. Land Uses: Continue with the present trends without modification of the dispersed housing pattern that was developing in Deschutes County. Anticipate that most people would live in the urban areas but that many would choose to scatter throughout rural areas. Recognize that much of the agricultural and forest lands of the County would be lost or replaced by hobby farms. And expect a less than stringent enforcement of regulations to protect unique historic and environmental areas. Environmental: Anticipate the loss of additional scenic and natural amenities. Recognize that the deer winter ranges would almost certainly be developed and the wildlife lost. And prepare for increasing problems with air and water quality.
2. Social and Economic: Continue the strong economic growth of the area, particularly in the service, trade and construction industries. Expect more cultural amenities. Anticipate increasing social problems such as crime.
3. Public Services and Facilities: Expect to see an expanding road system and a growing demand for other public services. Recognize that these services will continue to lag behind demand and taxes are rising rapidly to provide the necessary services. Other: While there will be some improvement in land use controls and increasing cities and County cooperation there is likely to be continued State review and occasional intervention. Ultimately, population increase is expected to decline as the environmental amenities of the area decline.

D. Alternative Two - Unrestricted Development.

1. Land Uses: Greater amount of urban sprawl from all growth centers; in addition rural sprawl also occurs in the vicinity of the Rural Service Centers as they rapidly develop. Some protection is given the most dramatic and publicly supported historic and environmental sites. Agriculture ceases to exist as pollution problems in parts of the County ultimately requiring some areas to be mandated to install expensive sewer and water facilities. The growing development on private lands interspersed within the public lands severely reduce the beauty and usefulness of the public lands.
2. Social and Economic: Continued high employment, particularly in construction, for the next 10 to 15 years with the development ultimately resulting in a loss of amenities which sharply reduce unemployment in the non-manufacturing industries. Cultural amenities increase in conjunction with the population, but there are serious social dislocations resulting from the inequitable tax burdens created by the growth and loss of esthetics.

## EXHIBIT "B"

3. **Public Facilities and Services:** Serious problems with providing adequate services, resulting in higher taxes and public dissatisfaction. Recreation demands continue to grow and demand expands rapidly as the formerly available outdoor areas become lost to development. Finally an expensive mass transit system must be constructed to bring people into the urban centers as the gasoline prices continue to climb. **Other:** Energy costs locally continue to increase finally leading some people to begin leaving. There is little effective coordination or local authority to control unnecessary subdivision and construction. Increasingly, the State intercedes in Deschutes County to assure State interests and people's lives and safety are protected.

### E. Alternative Three – Strict Growth Controls.

1. **Land Uses:** No further residential, commercial or industrial construction is permitted in rural areas and ultimately the rural population begins to decline. Urban areas grow rapidly but the restrictiveness of the regulations result in a slower growth rate. Historic and environmental sites receive strict protection. Increasingly, apartments and higher densities are common.
2. **Social and Economic:** Housing and land costs rise rapidly because of the relative shortage of buildable land. Lower and middle-income families find themselves effectively excluded from the community. Cultural amenities rise. Employment suffers to some extent and much of the higher paying construction jobs are replaced by lower paying service employment. This situation leads to considerable social and economic dissatisfaction.
3. **Public Facilities and Services:** Few new roads are constructed and an emphasis on alternative transportation methods provides effective local people and freight movement. Public facilities, such as sewer and water, catch up and keep pace but may be somewhat more expensive than otherwise due to the reduced tax base.
4. **Environmental:** Pollution levels rise only slightly and the natural amenities are protected. Public lands receive heavy use but are protected from the more serious effects of development.
5. **Other:** Energy costs are down. There is considerable upheaval over government regulations, such as zoning and environmental controls, as well as mandated local government coordination.

### F. Alternative Four – Chosen Alternative.

After considering the various alternatives available, the citizens chose a compromise between current trends and strict growth control, the emphasis to be on restricting sprawl and protecting resources while accommodating the new population in adequately large urban boundaries and Rural Service Centers.

1. **Land Uses:** Major growth occurs in urban areas as the County continues its shift from a rural to urban area. Rural development is largely restricted to rural service centers and on existing rural lots. An active housing program seeks to offset the costs created by the regulations. Some hobby farming occurs and the existing agriculture and forest areas are protected.
2. **Social and Economic:** Taxes increase but not so rapidly as in the other alternatives because a more efficient growth pattern exists as does a growing tax base. Jobs continue to increase with some shift from construction to services, and growth in manufacturing, but not as rapidly as the commercial sector. Cultural amenities continue to increase.
3. **Public Facilities and Services:** Few new roads are constructed and a greater emphasis on transit alternatives reduces automobile use. Energy costs rise but within the capabilities of the area's residents. Most public facilities catch up with the growth and provide adequate services.
4. **Environmental:** Wildlife and vegetative areas particularly vulnerable to damage are protected from excessive development. Pollution increases are small. Public lands continue to be adequate to meet the demand. There is some loss of visual amenities but it is minimal.
5. **Other:** Continuing controversy over how much control to use but general acceptance of local ordinances and little State intervention. Coordination is mandated and controls are strict but oriented to achieving a specified result rather than being a routine and/or arbitrary mechanism.

## EXHIBIT "B"

The process by which the final alternative was chosen was not a smooth one. Many meetings were required and the alternatives are certainly more clearly identified here than was true during their discussion by the committees. Yet, as the process continued, it became increasingly clear that the people wanted to see growth guided but not stopped, except where development was proceeding too rapidly and needed to be slowed, or where important natural or cultural resources needed to be protected. They were convinced that the inefficient sprawled pattern of development must be curtailed in a way to restrict additional subdivision while permitting existing development to be utilized. To do that, the philosophy of Alternative Four was used to develop the goals and policies that are contained within this plan.

(Ord. 2004-012 § 2, 2004; Ord. 2002-005 § 1, 2002; Ord. 2000-017 § 1, 2000; PL-20, 1979)

## EXHIBIT "C"

### 23.24.010. Rural development.

The primary duty of this comprehensive plan is to guide growth and development in the rural areas of Deschutes County. The Urbanization chapter discusses urban area growth, but the primary plans for the County's major communities are the three urban area plans. The Deschutes County Comprehensive Plan is focused upon the changes that will be taking place outside the urban growth boundaries. This chapter is meant to tie together the various more specific chapters that deal with resource and growth management so that an integrated plan for the development of the County may be obtained.

Being the fastest growing County in Oregon has meant many changes for Deschutes County. Some of the changes, such as improved social, cultural and economic opportunities, are seen as beneficial. Others, such as traffic congestion, loss of scenic views, and rising taxes to pay for public services, are changes most people would like to do without.

The public process for developing the Deschutes County Year 2000 Comprehensive Plan (1979) occurred during a time of rapid population growth in the County. The County's population was growing at around 6.3 percent a year. The population of unincorporated Deschutes County was estimated at 49,700. Population growth was expected to occur at a rate of 4.5 percent per year through the year 2000. In 1979, the County population forecast for the year 2000 was 128,200. The 2000 Census count for the County's population was 115,367, with 48,898 people residing in unincorporated areas of the County. By 2003, the County's estimated population was 130,500. If population growth occurs as forecasted, 34,631 new residents will reside in rural areas by 2025.

~~Recent years have witnessed Countywide growth occurring at about 6.3 per cent annually. The present population of Deschutes County is estimated at 49,700. Growth is expected to continue at a slower rate (4.5 per cent annually) to the year 2000. By that time, the County will likely have about 128,200 residents. Of that number, 84,000 will be in the Bend Urban Area; another 23,093 will be in and around Redmond; 2,135 are expected for Sisters; and La Pine will have incorporated and reached an urban area population of 3,620. That leaves a rural population of 15,350 people, up from an estimated 8,300 presently.~~

~~To accommodate the new rural population will require 3,039 lots (assumes 2.32 persons per household). There were available in Deschutes County, as of January 1, 1979, 17,377 undeveloped rural tract and recreational lots. It appears that Countywide there is in excess of 14,000 lots beyond the public housing needs until the year 2000. That does not preclude the possibility of certain areas needing new lots, since the vast majority of those existing lots are in the La Pine area, but it does indicate the County must give serious review before approving any further rural development.~~

Much of the development that has occurred locally has been the standard parcelization of land into small (less than 10 acres) lots. This dispersed pattern is often the most costly to serve; the most wasteful of energy, land and resources; the least esthetic; and the most destructive to rural character. Planned Developments, such as Indian Ford Planned Development, often provide a more efficient and beneficial manner in which to serve the public demand for rural recreational or residential experience. Destination resorts, such as Black Butte Ranch and dude ranches, have been found locally to be economically and socially desirable land uses, when located and developed consistent with the capabilities of the land and the abilities of various public and private agencies to serve that area.

Recreational subdivision was originally seen as a benefit to the County as the non-resident landowners would be contributing to the County tax base. This probably resulted in areas like La Pine subsidizing other portions of the County. Now the recreation subdivisions are filling up with retirees and younger people seeking less expensive building lots. The result is a call for more services in areas far from existing service facilities and in subdivisions where roads and other improvements were meant only for seasonal and limited use. As demand continues to grow, to provide adequate service levels it will be necessary for other areas to

## EXHIBIT "C"

subsidize the recreational areas for many years. Studies by Oregon State University indicate that Deschutes County is likely faced with such a situation presently.

The County has witnessed losses of agricultural, forest and other resource lands, as well as seen the expense and esthetic losses created by urban sprawl. Studies such as "The Costs of Sprawl" have emphasized the greater efficiencies that can be obtained by a more condensed and planned development pattern. When these factors were combined with State requirements to contain development in urban areas, there was no question to the Overall CAC that the updated comprehensive plan would have to address the issue of containing urban sprawl and protecting the rural character of the County.

The predominant rural land uses in the County are open spaces, pasture and limited crop production, livestock production, natural resource utilization and wildlife cover. There is also residential use and some commercial and industrial activity in the rural service centers. Unfortunately, the unrestrictive zoning permitted in the rural service centers has allowed incompatible adjacent land uses and not resulted in providing the needed services for the surrounding rural areas. In the case of Deschutes Junction this result is combined with another factor in that Bend's urban sprawl is augmented by development at the junction.

Interestingly, the residents of the rural service centers, except for La Pine, have expressed concern that higher levels of development in their locales would be incompatible with the existing rural nature of the area. They agree that there is a need for limited and controlled growth, but that the rural character of the community must be maintained.

To guide development into appropriate patterns the following goals have been prepared.  
(Ord. 2004-012 § 3, 2004; Ord. 2002-005 § 1, 2002; Ord. 2000-017 § 1, 2000; Ord. 92-051, 1992; PL-20, 1979)

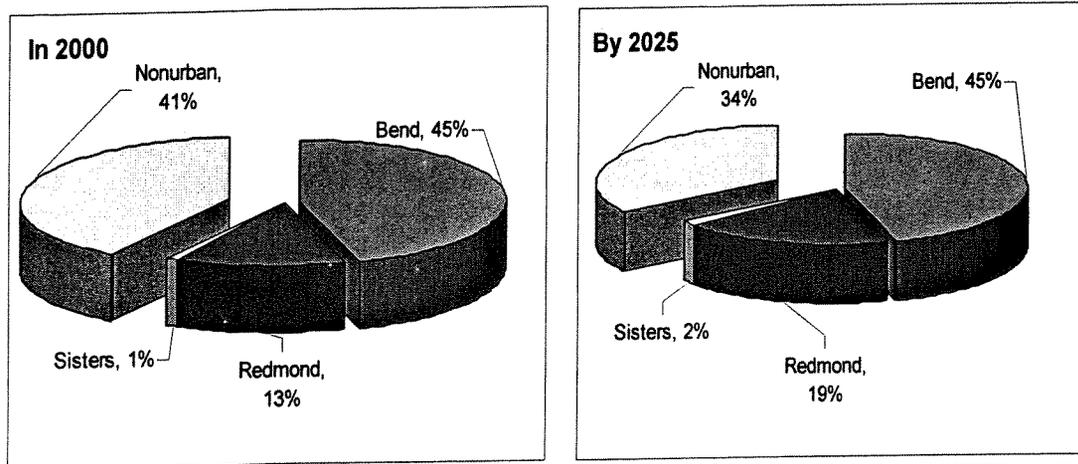
EXHIBIT "D"

**23.48.010. Urbanization.**

A major emphasis in Oregon's land use planning is locating the majority of new development in urban areas. The rural areas are primarily to be protected for natural resource utilization. Between the urban areas (incorporated cities) and the rural areas lies what is referred to as the urbanizing area. Usually under the jurisdiction of the County, this is the area where the future population will be located and where the city's services must be extended.

In Deschutes County the three incorporated cities have been given the authority, by the County, to prepare plans for their respective urban areas. These plans are coordinated with the County's planning effort and will eventually be adopted as part of the County's comprehensive plan. In addition to a plan each city also prepares an urban area zoning ordinance and a cooperative agreement for mutually administering the urbanizing area.

All three incorporated cities were growing at rapid rates by the time the Deschutes County Year 2000 Comprehensive Plan was adopted in 1979. At that time, the County estimated Bend's urban area contained a population of 33,000 people, Redmond's was approximately 7,500, and Sisters' approximately 900. All of the cities were expected to continue their growth to the year 2000. The 2000 Census results for Bend, Redmond, and Sisters were 52,029, 13,481, and 959, respectively. In 2000, 58 percent of the County's population lived in urban areas. By the year 2025, the County's population is forecasted to reach 240,811 people. This forecast includes 109,389 people in Bend, 45,724 people in Redmond, and 3,747 people in Sisters. If population growth occurs as forecasted, 66 percent of the County's population will reside in urban areas by 2025.



~~Bend, Redmond and Sisters are all presently growing at a rapid rate. The rates of growth are higher in Redmond and Sisters but Bend's numbers far exceed the other two cities. Presently Bend's urban area contains about 33,000 residents, while Redmond has an estimated 7,500 and Sisters approximately 900. All of these communities are expected to continue their growth to the year 2000. At the time, Bend, Redmond and Sisters should have populations of 84,000, 23,093 and 2,135 respectively. They will probably be joined by a new city, La Pine, which will probably have a population of about 3,620. Over 88 percent of the County's population will reside in urban areas, up from 83 percent presently.~~

It is the urban areas which must accommodate 91 per cent of the new people that will be living in Deschutes County by the year 2000. These 71,450 people will require 35,643 new housing units and over 29,700 new

## EXHIBIT "D"

~~jobs. In addition, many of the 7,050 new rural residents will require jobs in the urban areas, probably adding a requirement for almost another 3,000 jobs.~~

Such growth will undoubtedly create severe problems for the provision of public services and adequate amounts of residential, commercial and industrial lands. Other problems are the protection of important aesthetic values, needed improvements in appearance and function of existing developments, safety and aesthetic problems, as well as energy and service costs, created by strip development; and problems with coordination and cooperation between the various agencies serving the public in urban areas, a problem which already exists.

Some opportunities also exist. Cities in Deschutes County are located in one of the most beautiful and livable environments in the State. All of the communities have within their authority the power to guide their community's growth for the public's benefit. Cooperation and mutual effort between the cities, special districts and the County could mean urban environments that not only function efficiently but are attractive and desirable places to live.

The purposes of DCC 23.48 are to provide the link between the urban and rural areas, and to provide some basic parameters within which the urban areas of Deschutes County shall develop, although the specific urban area plan for each community shall be the prevailing document for guiding growth in its respective area. These policies will permit the County to review each urban area plan against common criteria and assure consistency County-wide.

(Ord. 2004-012 § 4, 2004; Ord. 2002-005 § 1, 2002; Ord. 2000-017 § 1, 2000; Ord. 92-051, 1992; PL-20, 1979)