TO: Deschutes County Board of Commissioners

FROM: Catherine Morrow, Planning Director

DATE: May 24, 2006

SUBJECT: Transferable Development Credit Amendment / Public Hearing

The Board’s May 31, 2006 public hearing on amendments to the County’s Transferable Development Credit program completes an eleven-month process that involved a seventeen member Technical Advisory Committee (TAC) and, most recently, the County Planning Commission. The TAC, representing a diverse group of stakeholders, held seven meetings between July 2005 and April 2006 to assist the County in formulating changes to the County’s Transferable Development Credit (TDC) program.

A milestone was reached in December, when the TAC recommended that staff focus funds from the La Pine Neighborhood Planning Area to help retrofit existing septic systems outside the La Pine Urban Unincorporated Area. Based on the direction received in December, staff drafted amendments to the TDC program and the TAC reconvened in April and unanimously recommended forwarding the TDC amendments and a draft resolution to the County Planning Commission.

The County Planning Commission held two work sessions in April and a public hearing in La Pine on May 11, 2006 to formally consider the amendments. News releases announcing the public hearing were made available in the Newberry Eagle, Deschutes County’s Citizen Update, the Bulletin, Sisters’ Nugget, and the Redmond Spokesman. Information booths were also provided at the grand opening of the South County Services Building and the Central Oregon Spring Home Show.

On May 11, the Planning Commission held a hearing and, after receiving testimony from La Pine area residents and stakeholders, unanimously recommended that the Board adopt the proposed code changes to the TDC program.

Notices announcing the Board’s May 31, public hearing were distributed on May 16, 2006.

Attached are supporting materials for the public hearing:

* Transferable Development Credit Amendments
* Ordinance 2006-016
* Resolution 2006-043
* Oregon Department of Land Conservation and Development Letter of Support
* Oregon Department of Environmental Quality Letter of Support