

Transferable Development Credit Program Update May 2004

The Deschutes County Transferable Development Credit (TDC) Program is experiencing success. To date, the County has acquired 129.50 TDCs. There are an additional 22 requests for information from parties who are also interested in placing a TDC on their property.

The TDC program contributes to the goal of reducing groundwater contamination in South Deschutes County by minimizing the number of new septic systems. A TDC is acquired when the County pays a private property owner to record a restrictive covenant on a property. The restrictive covenant prevents the installation of a septic system. The purchased TDCs are necessary to transfer potential development to a master planned neighborhood on county owned property within the La Pine Unincorporated Community. This property is served by community sewer and water systems.

The County has enough TDCs to develop the first phase of the new neighborhood. Pahlisch Homes will break ground in the summer of 2004 to develop a 107 residential lot subdivision with planned open space, a neighborhood park and trails.

By redirecting the potential development from rural lots to the neighborhood in the community of La Pine, the program not only prevents the installation of septic systems in south Deschutes County, it also supports other goals such as:

1. Preserving air quality, reducing wildfire hazards and protecting wildlife habitat.
2. Reducing the potential development of existing lots in floodplains, wetlands, mule deer migration corridors as well as areas susceptible to groundwater pollution.
3. Creating a new neighborhood in La Pine that provides services efficiently, sustains economic development and reduces adverse impacts to groundwater quality in South Deschutes County.
4. Exploring innovative sewage treatment and disposal methods.

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