

CHAPTER 3

RURAL GROWTH MANAGEMENT

CHAPTER 3

RURAL GROWTH MANAGEMENT

3.1 Introduction

People move to rural communities for many different reasons, but the high quality of life was mentioned over and over in community meetings. People noted that rural living provides peace, quiet, room to breathe, connection with nature and the land and a feeling of being part of a caring community. Retaining what people love about rural living while allowing growth can be challenging. This chapter looks at the functional and quality of life aspects of rural living and complements the Resource Management chapter that discusses resource lands.

This chapter is divided into seven sections and there are seven Statewide Planning Goals that apply to this chapter, along with associated Oregon Administrative Rules (OARs) that provide more specific guidance on implementing the Goals. The first four sections are Rural Development, Rural Housing, Rural Economy and Natural Hazards.

State regulations for rural housing can be found in Statewide Planning Goal 2, Land Use, Goal 10, Housing and Goal 14, Urbanization along with Oregon Administrative Rules (OAR) 660-004, 660-008 and 660-014. Statewide Goal 9, Economy of the State and OAR 660-009 provide direction on economic growth. Statewide Goal 7, Areas Subject to Natural Disasters and Hazards provides guidance on how to effectively protect development from natural hazards.

The next two sections are Public Facilities and Services and Transportation. These areas are addressed in Statewide Goal 11, Public Facilities and Services and Statewide Goal 12, Transportation and the associated Oregon Administrative Rules, 660-011 and 660-012. The final two sections of this chapter are Rural Recreation and Destination Resorts. Statewide Planning Goal 8 and Oregon Revised Statute 197.435-467 regulate these chapters.



RURAL GROWTH MANAGEMENT

3.1 Introduction



Purpose

The purpose of the Rural Growth Management chapter is to consider, in concert with the other chapters of this Plan how to maintain the quality of life enjoyed by rural residents. This chapter is organized as follows:

- Rural Development (Section 3.2)
- Rural Housing (Section 3.3)
- Rural Economy (Section 3.4)
- Natural Hazards (Section 3.5)
- Public Facilities and Services (Section 3.6)
- Transportation System Plan (Section 3.7)
- Recreation (Section 3.8)
- Destination Resorts (Section 3.9)

Key Issues

Similar to the other chapters, the key issues regarding rural development revolve around protecting the local quality of life.

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3.2 Rural Development

Background

Oregon's land use system directs growth into urban growth boundaries to preserve rural lands for farming and forestry. Most recent growth in the unincorporated areas of the County consists of residential development on lots existing as of the adoption in the 1970s of statewide planning and local comprehensive plan. The creation of new commercial or residential uses on rural lands is controlled by Statewide Planning Goals for farms, forests, urbanization and public facilities

Yet many people choose to live in rural areas. To understand demand, in 1979 the County noted that there were over 17,000 platted but undeveloped lots and concluded that there was ample room for growth. In 2004 the County adopted *Deschutes County Coordinated Population Forecast 2000-2025*. (See the Land Use section of this Plan for population numbers.) As part of the population forecast, the County used the Geographic Information System (GIS) to analyze the potential for new development based on existing and potential dwellings. That analysis showed the County could serve the anticipated population with existing lots. However, it was noted that the number of variables over potential new development made the analysis inexact.

As of 2009, the strong population growth of the last decade in Deschutes County has leveled off due to the economic recession. Additionally, changes to State regulations have opened up additional opportunities for new rural development. The following list identifies general categories where new residential lots can be created. There are specific State regulations that govern each of these categories.

- New lots can be created based on Measure 37 and Measure 49 claims
- Existing large forest or rural residential lots can be subdivided
- New lots can be created in Unincorporated Communities (see chapter 4)



Cross-References



Additional policies related to Rural Development

- Regional Problem Solving for South Deschutes County (Section 2.7)
- Rural Development (Section 3.2)
- Rural Housing (Section 3.3)
- Rural Economy (Section 3.4)
- Natural Hazards (Section 3.5)
- Public Facilities and Services (Section 3.6)
- Transportation System Plan (Section 3.7)
- Rural Recreation (Section 3.8)
- Destination Resorts (Section 3.9)

RURAL GROWTH MANAGEMENT

3.2 Rural Development



- New lots can be created in destination resorts
- Exceptions can be granted from the Statewide Planning Goals
- Some farm lands can be subdivided to permit one or two 'non-farm' parcels
- Some farm lands with poor soils that are adjacent to rural residential can be rezoned as rural residential
- Some farm lands with poor soils can be rezoned into a new agricultural category with a smaller acreage requirement
- 2009 legislation permits a reanalysis of farm designated lands

It is difficult to estimate how many additional lots could be created through these categories. Most of these are extremely site specific requiring an analysis of each property. Property rights Measure 37 could potentially have added a sizeable number of new lots, but as modified by Measure 49 the number is down considerably and at this point nearly impossible to track.

New lots can also be created in Unincorporated Communities, but only Tumalo, Terrebonne and Sunriver have the potential to add a substantial number of new lots, and residents in those communities have expressed an interest in keeping those communities rural. (see Chapter 4 and the Terrebonne and Tumalo Community Plans.)

The wildcard in rural housing development is destination resorts (see Destination Resort section of this Plan). These developments are permitted on rural lands without taking a goal exception and are intended to attract tourists. State Statute on resorts allows them to have 2 houses for every overnight lodging unit, so presumably they could contribute a considerable amount of new housing to rural Deschutes County. The challenge is that an unknown amount of the housing is being used as second homes. Many second home owners bought with the plan to move to the housing when they retire.

Another wildcard is found in the Agricultural section of this Plan, in a policy to initiate a study evaluating existing agricultural lands to determine which lands are not really farm lands and could be available for residential development. That same study would evaluate the impacts of permitting new development to ensure that any lands rezoned can be provided with services and preserve rural character and open spaces.

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3.2 Rural Development

Other changes that could permit additional rural housing include:

- Sewers in south county or unincorporated communities
- Formation of new cities
- Urban Area Reserves

Future Growth

In looking at the growth of rural housing, the big question is where is the balance between protecting rural values and protecting property rights. In community meetings people expressed concern over the high level of new development that has been allowed while others expressed concern over the restrictions on their property that do not permit new development. Too much development can lead to the destruction of the qualities that bring people here, while too many restrictions keep out people who would choose a rural lifestyle.

Good planning looks at this balance in conjunction with the public costs of providing infrastructure and services, the safety and viability of existing rural land uses and the community's quality of life. However, because of the scattered nature of the types of new development permitted it can be hard to get a handle on these issues.

The primary concerns raised in public meetings were the impacts of destination resorts and non-farm dwellings. Non-farm refers to allowing one or two new parcels of up to five acres to split off of farm parcels as long as the remaining farm parcel retains the required acreage. This provides flexibility by allowing the creation of new rural housing while retaining the basic agricultural character of the area.

In community input meetings many people noted the high quality of life provided by rural housing. In planning for rural development there needs to be a balance between protecting the rural character that draws people to the unincorporated areas of the county and providing opportunities for rural living.

One solution is obtaining a better understanding of rural housing growth is to increase tracking of these uses. That would allow assessment of the cumulative impacts that are hard to assess on a project basis. The tracking could include mapping so that the impacts on roads, wildlife, water and facilities and services could be evaluated.



RURAL GROWTH MANAGEMENT

Background

Housing is a basic need that provides not just shelter, but connection to a wider community. A variety of housing types and price points ensures options for people at different life stages and with different needs. Oregon's Statewide Planning program directs cities to retain an adequate amount of land to accommodate new residential growth while counties are directed to protect farms, forests and other rural resources like wildlife. To protect rural resources, counties are limited in permitting new rural development. This section of the Plan looks specifically at housing on existing and potential new parcels and how the County can support a diverse and affordable housing supply.

The management of housing is addressed in Statewide Goal 10, Housing and Oregon Administrative Rule 660-008. Those rules apply to lands inside urban growth boundaries. Statewide Goal 2, Land Use and Goal 14, Urbanization both have sections that address rural housing, supplemented by Oregon Administrative Rules 660-004 and 660-014. These rules refine how new rural residential lots can be created. The Deschutes County policies on housing provide the framework within which the County manages the development of lands for residential uses. These policies provide guidance to assure that services, such as water, sewage disposal and access, are adequate and sustainable for residential development. The policies further delineate the role of the County in facilitating the availability of an affordable and quality housing stock within both urban and rural communities.

Rural Residential Exception Areas

In Deschutes County most rural lands are designated for farms, forests or other resources and protected as described in the Resource Management chapter of this Plan. The majority of the land not designated as resource lands or Unincorporated Community is designated Rural Residential Exception Area. Rural Residential Exception Areas are so named because the County had to follow a process under Statewide Goal 2 to explain why these rural lands were exceptions from the farm or forest zoning that was being applied to most rural lands. In general these lands, many of them is South County, were platted for residential use before the creation of the Statewide Planning system.

3.3 Rural Housing

Statewide Planning Goal 10

To provide for the housing needs of citizens of the state.

Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.

Excerpt from
OAR 660-015-0000(10)

Cross-References



Additional policies related to Rural Housing

- Regional Problem Solving for South Deschutes County (Section 2.7)
- Rural Economy (Section 3.4)
- Natural Hazards (Section 3.5)
- Public Facilities and Services (Section 3.6)
- Destination Resorts (Section 3.9)

RURAL GROWTH MANAGEMENT

3.3 Rural Housing



In 1979 the County assessed that there were over 17,000 undeveloped Rural Residential Exception Area parcels, enough to meet anticipated demand for new rural housing. As of 2009 any new Rural Residential Exception Area parcels need to be justified through taking an exception to not only farm and forest regulations, but also public facilities and services and urbanization regulations and must follow guidelines set out in the Statewide Goals and Oregon Administrative Rules.

Rural Residential Exception Areas 2009

- 71,000 acres of Rural Residential Exception Area (including right-of-way)
- 64,000 acres of Rural Residential Exception Area (excluding right-of-way)
- 24,750 Rural Residential Exception Area lots
- 18,100 Rural Residential Exception Area lots that are developed

Future of Rural Housing in Deschutes County

Housing Diversity

A challenge for the County given the restrictions on new rural housing is how to support a diversity of housing to meet the needs of the community while retaining the rural character important to residents. Deschutes County requires a 10 acre minimum lot size for new rural residential lots in order to protect the rural quality of life and resources. Yet, the 10 acre minimum raises the cost of rural housing and may limit the rural lifestyle to households at the upper end of the income spectrum. Additionally much of the new rural housing being built is high-end destination resort housing (see Destination Resort section). This slant towards high priced rural housing is mitigated somewhat by the thousands of small lots that were platted before the land use laws were enacted. These smaller lots provide an opportunity for affordable rural living.

One way the County can address the need for housing options is to promote the idea of accessory units, sometimes known as granny flats. These units could provide an opportunity for affordable rural housing and could be regulated to ensure minimal impact on the neighbors. The County could add code that permits accessory units on rural residential lots. It also makes sense to allow accessory units on farm and forest lands, but currently that is not permitted by State Statute. The County can support lobby efforts to change Statute.

RURAL GROWTH MANAGEMENT

3.3 Rural Housing

Another way to support a diversity of housing is to work closely with Central Oregon Regional Housing Authority also known as Housing Works. This is the agency responsible for promoting affordable housing initiatives in Deschutes, Jefferson and Crook County. A 2006 study *Central Oregon Workforce Housing Needs Assessment* notes that a major issue is that a rise in housing costs and demand was creating a hardship for residents and a constraint on economic development. The County can support Housing Works in their efforts to provide high-quality affordable housing.

Housing Safety

The second housing issue is the need to be sure housing is legally developed. A house built without proper land use permits may not meet required setbacks or other regulations, causing legal disputes with neighbors down the road. A house built without proper building permits could be constructed shoddily, causing safety issues down the road. The land use and building permit requirements are intended to safeguard the rights of property owners not just at time of building, but future property owners.

Historically there have been problems with substandard housing and housing constructed without permits. Over the years substandard housing has become less of an issue. However, there are still areas where development has occurred without land use or building permits, leading to numerous code complaints. The County will continue to work with property owners to find solutions to housing legality issues.



RURAL GROWTH MANAGEMENT

3.3 Rural Housing



Deschutes County Goals

Key Issues

1. **Retaining the rural character of the County while ensuring a diversity of housing opportunities.**

Goals

1. **Maintain the rural character and safety of housing in unincorporated Deschutes County.**
2. **Support agencies and non-profits that are providing affordable housing.**
3. **Support cities in planning for the housing needs of County residents.**

RURAL GROWTH MANAGEMENT

Rural Housing Policies

3.3 Rural Housing

Goal 1 Policies:

- 3.3.1 The minimum parcel size for new rural residential parcels shall be 10 acres.
- 3.3.2 Track impacts from rural housing development.
- 3.3.3 Promote cluster development and/or planned communities for new subdivisions.
- 3.3.4 Maintain a streamline process for reviewing new housing.
- 3.3.5 Support housing opportunities that increase the housing supply while retaining rural character.
- 3.3.6 Promote rural growth to unincorporated communities.
- 3.3.7 Use community plan to address housing needs in unincorporated communities as defined in Chapter 5 of this Plan.
- 3.3.8 Encourage resource efficient building as described in the Environmental Quality section of this Plan.

Goal 2 Policies:

- 3.3.9 Work cooperatively with the Central Oregon Regional Housing Authority to meet the housing needs of Deschutes County residents.
- 3.3.10 Support non-profit agencies that assist residents who are aging or have special needs to remain in their homes.
- 3.3.11 Use block grant funds to provide housing rehabilitation loans for low and moderate income homeowners.
- 3.3.12 Before disposing of County-owned property in urban growth boundaries or unincorporated communities, review whether the property is suitable for affordable housing.

Goal 3 Policies:

- 3.3.13 Work cooperatively with cities to meet the housing needs of Deschutes County residents.
- 3.3.14 Use urban growth boundaries to identify and separate urbanizable land from rural land.
- 3.3.15 Within one mile of an acknowledged urban growth boundary rural residential exception area development should be clustered.

RURAL GROWTH MANAGEMENT

3.3 Rural Housing

Rural Housing Action Items

- Ongoing Actions**
- Actions that Deschutes County is currently taking

- Early Action Items**
- Actions taken immediately or within 5 years of the adoption of Comprehensive Plan 2030

- Mid-Term Action Items**
- Actions taken within 5-10 years of the adoption of Comprehensive Plan 2030

- Long-Term Action Items**
- Actions taken within 10-20 years of the adoption of Comprehensive Plan

Ongoing Actions:

Action for Policy 3.3.5

- A.3.3.1** Initiate discussion on amending State Statute to permit accessory dwellings in Exclusive Farm Use and Forest zones.

Action for Policy 3.3.7

- A 3.3.2** Community plans shall address potential residential growth.

Actions for Policy 3.3.8

- A.3.3.3** Provide handouts on resource efficient development as described in the Environmental Quality section of this Plan.
- A.3.3.4** Provide handouts on water and energy conservation as described in the Water Quantity and Quality and Energy sections of this Plan.

Action for Policy 3.3.9

- A.3.3.5** Assist the Central Oregon Regional Housing Authority in coordinating and implementing housing assistance programs.

Action for Policy 3.3.13

- A.3.3.6** Support efforts to provide affordable and workforce housing in Urban Growth Boundaries and Unincorporated Communities.

Early Action:

Action for Policy 3.3.2

- A.3.3.7** Review and revise as needed County Code to regulate large animals on rural residential parcels.
- A.3.3.8** South of La Pine, in Township 22S, Range 10E, Section 36 initiate outreach to property owners with the intention of working with owners to bring the properties into compliance with planning and building codes.

RESOURCE GROWTH MANAGEMENT

Rural Housing Action Items

3.3 Rural Housing

Actions for Policy 3.3.5

A.3.3.9 Develop standards for accessory dwelling units on rural residential exception areas, considering factors such as size limitations, occupancy, and proximity to the principal dwelling

A.3.3.10 Review and revise as needed County Code the landscape management overlay zones as described in the Open Space and Scenic Views section of this Plan

A.3.3.11 Initiate a system to track rural housing

Action for Policy 3.3.15

A.3.3.12 Review and revise as needed County Codes to ensure at the time of original platting large lot subdivisions in urbanizing areas are preplanned for later division into smaller lots.

Mid-Term Action:

Action for Policy 3.3.2

A.3.3.13 Review and revise as needed County subdivision codes to ensure public facilities and infrastructure can be adequately and efficiently provided.

Action for Policy 3.3.3

A.3.3.14 Review and revise as needed County subdivision codes to provide incentives for planned developments.

Action for Policy 3.3.13

A.3.3.15 Research the idea of rural reserves or other ideas for buffers around Urban Growth Boundaries.

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RURAL GROWTH MANAGEMENT

Background

Economic development is key to maintaining local quality of life. When the Statewide Planning system was initiated, farming and forestry were strongly protected because they were the primary economic drivers statewide, as well as for Deschutes County. Statewide Planning Goal 9 and Oregon Administrative Rule 660-009 govern the preparation of Economic Opportunity Analyses (EOA) to identify and promote a diverse economy. EOA only apply to counties where there is joint management agreement with cities over urbanizing lands..

Economy 2008-2009

- Top three economic sectors in 2008 were retail sales, leisure and hospitality and government
- Median family of four income in 2008 was \$63,500
- Top private employer list 2008 shows Sunriver at #3 and Jeld-Wyn (Eagle Crest) at # 12
- 2008 unemployment was 11.3% up from 5.3% in 2000
- 5 developed Rural Commercial lots in the rural county
- 4 developed Rural Industrial lots in the rural county

2030 Population Estimate

The following table estimates Deschutes County population by the Year 2030. This forecast uses conservative average annual growth rates, cited in *Deschutes County Coordinated Population Forecast 2000-2025: Findings in Support of Forecast*. As the subsequent pie chart indicates, if population occurs as forecasted, 67% will live will reside in urban areas by 2030.

3.4 Rural Economy

Statewide Planning Goal 9

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Comprehensive plans and policies shall contribute to a stable and healthy economy in all regions of the state. Such plans shall be based on inventories of areas suitable for increased economic growth and activity after taking into consideration the health of the current economic base; materials and energy availability and cost; labor market factors; educational and technical training programs; availability of key public facilities; necessary support facilities; current market forces; location relative to markets; availability of renewable and non-renewable resources; availability of land; and pollution control requirements.

Excerpt from
OAR 660-015-0000(9)

RESOURCE GROWTH MANAGEMENT

3.4 Rural Economy

Cross-References



Additional policies related to Rural Development

- Regional Problem Solving for South Deschutes County (Section 2.7)
- Rural Development (Section 3.3)
- Rural Housing (Section 3.4)
- Natural Hazards (Section 3.5)
- Public Facilities and Services (Section 3.6)
- Transportation System Plan (Section 3.7)
- Rural Recreation (Section 3.8)
- Destination Resorts (Section 3.9)

Table 39 - Deschutes County 2030 Population Forecast

Deschutes County 2030 Population Forecast						
Year	Bend UGB	Redmond UGB	Sisters UGB	La Pine UGB	Unincorp. County	Total County
2030	119,009	51,733	4,426	2,623	88,748	266,538

Bend's average annual growth rate from 2025 to 2030 is 1.70%

Redmond's average annual growth rate from 2025 to 2030 is 2.50%

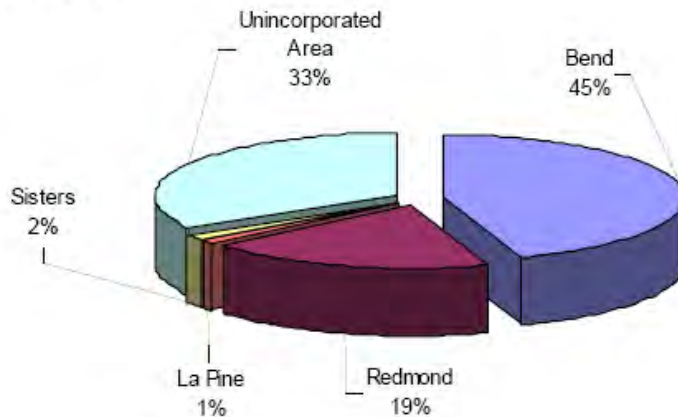
Sisters' based their population on forecasted rates of building growth, residential housing units, and persons per dwelling unit

La Pine's average annual growth rate from 2025 to 2030 is 2.20%

Deschutes County's unincorporated area average annual growth rate from 2025 to 2030 is 2.20%

Figure 5 - Deschutes County 2030 Population Pie Chart

In 2030



Economic Trends

Deschutes County's economy was initially built around farming and logging. As those sectors declined, recreation and tourism increased as people were drawn to the beauty and opportunities to play in the national forest lands. The high quality of life became a draw for employers and employees alike. The building sector boomed as new housing was built to meet the high demands of people moving to central Oregon. Housing prices rose so high that workforce housing affordability became a limiting factor in economic growth. The period of strong growth ended with the national recession that began in 2008, leading to falling housing prices and rising unemployment.

RESOURCE GROWTH MANAGEMENT

3.4 Rural Economy

A partner for the County is promoting a healthy economy is Economic Development for Central Oregon (EDCO). This private non-profit organization is dedicated to diversifying the three county regional economy by attracting new investment and jobs. This organization also tracks the local economy. As noted above, Statewide land use goals and rules promote growth in urban areas and protect rural areas from growth. Still, there are economic opportunities in the rural county.

Farming and forestry and related businesses

- Economic opportunities in these sectors are discussed in the Agriculture and Forest sections of this Plan.

Recreation and tourism

- These sectors include the income from hunting, fishing and wildlife viewing that are discussed in the Wildlife and Forest sections of this Plan. Also included here is Mt Bachelor ski resort, many of the destination resorts. This sector is anticipated to continue growing and there are two challenges. First, the employment in this sector is often at the low end of the income scale. Second, how to protect the beauty that draws people while promoting tourism.

Unincorporated Communities

- New commercial and industrial uses are permitted in unincorporated communities. These uses are limited in size. See chapter 5 and community plans for more information.

Home based businesses

- Although not a major economic player, for many rural residents the opportunity to run a small business out of their home provides the extra income needed to make it. Home businesses are regulated tightly on agricultural land by the state, and by county in the home occupation code.

Green Employment

- New initiatives for green energy take advantage of abundance of resources. See energy chapter.

Bend Airport

- The Bend Airport is owned and managed by the City of Bend as a private airport with supporting aviation associated businesses. Aviation industries are also a major focus of EDCO. The City of Bend as of 2009 are working to create a new a new master plan for the area that will promote future aviation related business while protecting the nearby rural residences from impacts.



RESOURCE GROWTH MANAGEMENT

3.4 Rural Economy



Rural Commercial and Rural Industrial

In Deschutes County there are a handful of properties zoned Rural Commercial or Rural Industrial. The designations recognize that these uses predate the state land use laws. New commercial or industrial sites are controlled by state regulation and additional development is anticipated to be minimal and only for specific sites such as around the Bend Airport.

Rural Commercial

The Rural Commercial plan designation applies to lands located outside unincorporated communities and urban growth boundaries. The rural commercial uses and services in these areas are limited in size and scope to those that are less intensive than uses allowed in Unincorporated Communities. The uses and densities are limited by the zoning, thereby maintaining these areas as rural lands.

The Rural Commercial designation was only applied to acknowledged exception areas.

- Deschutes Junction
- Deschutes River Woods Store
- Pine Forest
- Rosland
- Spring River

As a part of State required Periodic Review, a Rural Commercial designation was applied to Deschutes Junction, Deschutes River Woods Store and Spring River. These areas had previously been designated Rural Service Centers, but a new Unincorporated Communities Rule (OAR 660-022) has defined “rural service centers” in such a way that these areas no longer qualify as rural service centers.

As The Rural Commercial plan designation and zoning brings each of these three areas into compliance with state rules by adopting zoning to ensure that they remain rural and that the uses allowed are less intensive than those allowed in unincorporated communities as defined in OAR 660-022.

The County has also applied the new Rural Commercial plan designation to the Pine Forest (2007) and Rosland (2002) commercial centers which have historically been committed to commercial type uses and have served the area as such since prior to the adoption of zoning regulations.

RESOURCE GROWTH MANAGEMENT

3.4 Rural Economy

Rural Commercial Designated Areas

The Deschutes Junction Rural Commercial boundary includes 1.77 acres, bounded by Tumalo Road on the South, Highway on the East, with the remainder surrounded by agricultural lands (EFU).

The Deschutes River Woods Store Rural Commercial boundary includes 4.99 acres bounded by Baker Road on the North, Highway 97 on the East, railroad tracks and Cheyenne Road on the West and Morningstar Christian School on the South. The surrounding land is zoned Rural Residential (RR-10). The Deschutes River Woods residential subdivision is adjacent to this property.

The Pine Forest Rural Commercial boundary includes approximately 2.0 acres bounded by Pine Forest Drive and Burgess Road. The remainder is surrounded by exceptions land zoned RR-10.

The Rosland Rural Commercial boundary includes approximately 4.5 acres near the intersection of Burgess and River Pine Roads. The remainder is surrounded by exceptions land zoned RR-10.

The Spring River Rural Commercial boundary includes 9.16 acres bounded by Spring River Road on the North, Lunar Drive on the East and additional commercial and residential uses on the South and West. The surrounding land is zoned Rural Residential (RR-10).

Rural Industrial

The Rural Industrial designation was only applied to acknowledged exception areas.

- Redmond Military
- Deschutes Junction
- Bend Auto Recyclers
- Wickiup Junction



RESOURCE GROWTH MANAGEMENT

3.4 Rural Economy

The purpose of the Rural Industrial designation is to recognize existing industrial uses located outside unincorporated communities and urban growth boundaries. As a part of State required Periodic Review, a Rural Industrial designation was applied to Redmond Military, Deschutes Junction, Bend Auto Recyclers and Wickiup Junction. The Rural Industrial plan designation and zoning brings these areas into compliance with state rules by adopting zoning to ensure that they remain rural and that the uses allowed are less intensive than those allowed in unincorporated communities as defined in OAR 660-022.

Rural Industrial Designated Areas

The Redmond Military site consists of tax lot 1513000000116 and is 35.42 acres, bounded by the Redmond Urban Growth Boundary to the west and Exclusive Farm Use lands surrounding the remainder of the property.

The Deschutes Junction site consists of the following tax lots: 161226CO00102 (15.61 acres), bounded by 161226C000111 (6.23 acres) and 161226C000301 (6.12 acres). These tax lots are bounded by Deschutes Market Road to the north and east and Highway 97 to the west, tax lot 161226CO00106 is bounded by Deschutes Market Road to the north, and other rural industrial lands to the east, south and west. Tax lot 161226C000107 is bounded by Deschutes Market Road to the north, EFU land to the west, and other rural industrial lands to the east and south.

Bend Auto Recyclers consists of tax lot 1712030000111 and is 13.41 acres, bounded by Highway 97 to the west, and Multiple Use Agricultural lands to east, north and south.

Wickiup Junction consists of tax lot 2110360000104 and is 12.67 acres, bounded by Rosland Road on the southwest with forest lands surrounding the remainder of the property.

Future of Deschutes County Economy

A key to new economic growth is to recognize and protect the natural environment that contribute to the quality of life that draws both employers and employees to the area (see Chapter 2 - Resource Management). One way is to work with agriculture and forest sectors to encourage new uses as in those chapters. Promoting recreation and tourism, while protecting the environment that draws people here is another way. A final way is to work with cities on new initiatives, including a regional EOA and with UC residents to promote growth that fits the rural character of those communities.

RESOURCE GROWTH MANAGEMENT

Deschutes County Goals

Key Issues

1. Protecting the natural environment that is basic to local economic growth.
2. Promoting small economic initiatives on rural lands that fit with the rural character.
3. Directing large economic development initiatives into unincorporated communities and cities..

Goal

1. Maintain a stable and sustainable rural economy, compatible with rural lifestyles and a healthy environment.

3.4 Rural Economy

RESOURCE GROWTH MANAGEMENT

3.4 Rural Economy

Rural Economy Policies

Goal I Policies:

- 3.4.1** Promote rural economic initiatives that maintain the rural character and natural environment for today and for future generations.
- 3.4.2** Work with agencies, organizations and businesses to promote new recreational and tourist initiatives that do not have excessive impacts on the natural environment.
- 3.4.3** Promote home-based businesses that are compatible with rural character.
- 3.4.4** Direct economic development primarily into unincorporated communities and cities.
- 3.4.5** Support a regional approach to economic development in concert with Economic Development for Central Oregon or similar organizations.
- 3.4.6** Support regional educational facilities and workforce training programs.
- 3.4.7** Support the agricultural and forestry sectors of the economy as described in the Farm and Forest sections of this Plan.
- 3.4.8** Rural Commercial and Rural Industrial zones located outside of urban growth boundaries shall allow uses less intense than those allowed in unincorporated communities as defined by Oregon Administrative Rule 660-22 or its successor.

RESOURCE GROWTH MANAGEMENT

Rural Economy Action Items

3.4 Rural Economy

Ongoing Actions:

Action for Policy 3.4.1

- A.3.4.1** Temporary on-site processing and storage of either mineral or aggregate resources or agricultural products shall be permitted.
- A.3.4.2** Certain industrial uses requiring large, quiet or isolated locations, such as research and development or wrecking or salvage yards may be sited in rural areas.
- A.3.4.3** Large scale recreational facilities such as shooting ranges or rodeo ground may be approved in rural areas as conditional uses.

Action for Policy 3.4.2

- A.3.4.4** Participate in the Recreational Assets Committee as described in the Recreation section of this Plan.
- A.3.4.5** Coordinate with the U.S. Forest Service and Bureau of Land Management in creating recreation plans for federal lands.
- A.3.4.6** Cooperate with non-profits and business organizations promoting tourism.

Action for Policy 3.4.4

- A.3.4.7** Community plans shall address potential economic growth.
- A.3.4.8** Before disposing of County-owned property in urban growth boundaries or unincorporated communities review whether the property is suitable to support economic development.

Early Action:

Action for Policy 3.4.1

- A.3.4.9** Work closely with the City of Bend to create a Master Plan for the Bend Airport.

- Ongoing Actions**
- Actions that Deschutes County is currently taking

- Early Action Items**
- Actions taken immediately or within 5 years of the adoption of Comprehensive Plan 2030

- Mid-Term Action Items**
- Actions taken within 5-10 years of the adoption of Comprehensive Plan 2030

- Long-Term Action Items**
- Actions taken within 10-20 years of the adoption of Comprehensive Plan

RESOURCE GROWTH MANAGEMENT

3.4 Rural Economy

Rural Economy Action Items

Early Action:

Action for Policy 3.4.2

A.3.4.10 Review and adopt as appropriate, recreational ideas from the Trust for Public Lands Greenprint.

Action for Policy 3.4.5

A.3.4.11 Partner with other jurisdictions and organizations to pursue grant funding for a county-wide Economic Opportunity Analysis.

Mid-Term Action:

Action for Policy 3.4.1

A.3.4.12 Evaluate the economic benefits and impacts of destination resorts as described in the Destination resort section of this Plan.

A.3.4.13 Protect for future industrial development 909 acres immediately to the south of the Redmond Airport in Township 15 South, Range 13 East, described as the southern half of Sections 27 and 28 and that portion which lies to the west of the COI North Unit Canal in the southern half of Section 26.