

Deschutes County Comprehensive Plan

**Goals, Policies
and Actions**

2009 / 2010 Draft

September 30, 2009



DESCHUTES COUNTY COMPREHENSIVE PLAN



**Adopted by
Ordinance No.
XXXX-XXXX**

**Effective Date:
x, x, 2010**

Additional copies available from:
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Also available on our website: www.co.deschutes.or.us/cdd

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Goals, Policies, and Actions within this Comprehensive Plan can be used to expand existing partnerships and development new ones, and provide a context for balancing Deschutes County's conservation and development priorities

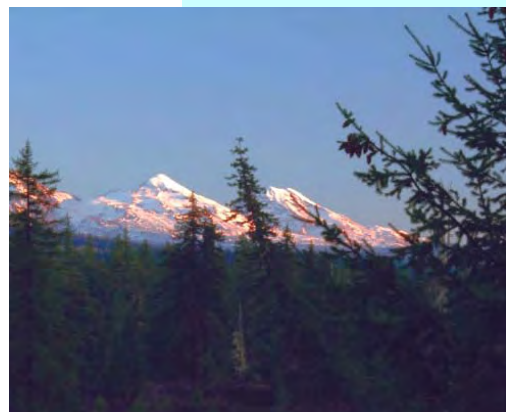


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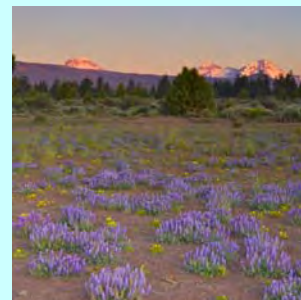


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CHAPTER 1

COMPREHENSIVE PLANNING

Deschutes County Issues and Goals

Key Issues

1. **Community involvement leads to better planning by providing a variety of views and ideas.**
2. **Community involvement in planning requires an open, transparent process.**

Goals

1. **Maintain an active community involvement program that informs and engages the public.**
2. **Ensure opportunities for the community to be involved in the fair, open and accessible development and implementation of land use policies.**

1.2 Community Involvement



Community Meeting – La Pine

COMPREHENSIVE PLANNING

1.2 Community Involvement

The County
Planning
Commission is
also the
Committee for
Community
Involvement

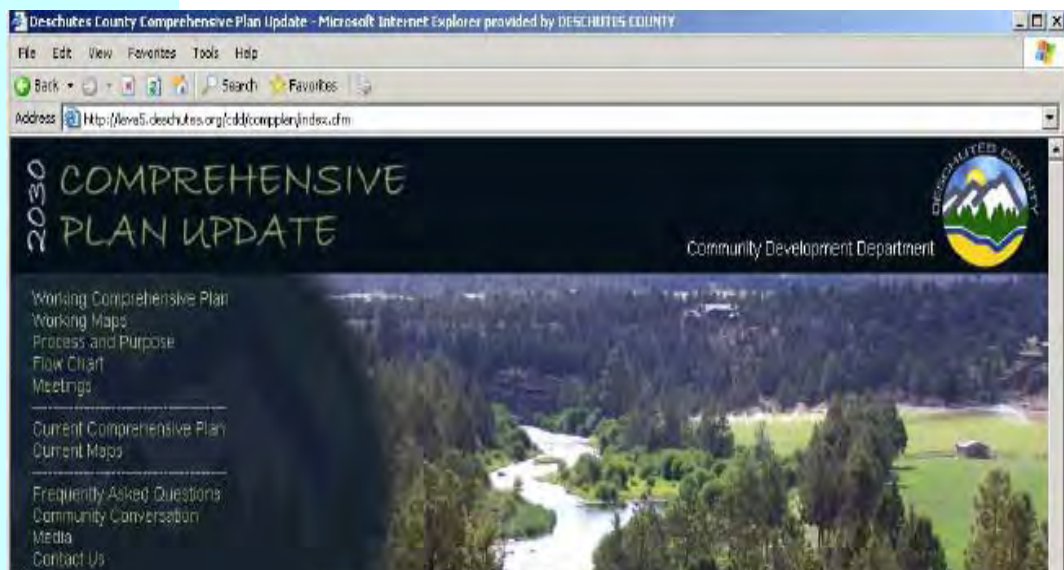
Community Involvement Policies

Goal 1 Policies

- 1.2.1 This chapter will serve as the Community Involvement Program.
- 1.2.2 The Planning Commission shall operate as the Committee for Community Involvement (CCI).

Goal 2 Policies

- 1.2.3 Utilize a variety of tools and technologies to communicate with the community.
- 1.2.4 Encourage community participation in planning policy discussions and regional planning initiatives.
- 1.2.5 Promote dialog and trust between Planning Staff and other County departments and committees, government agencies, stakeholder organizations and the wider community.
- 1.2.6 Land use reports should be accessible to the general public, with acronyms spelled out and technical language explained.



COMPREHENSIVE PLANNING

Community Involvement Action Items

Ongoing Actions

Action for Policy 1.2.1

A.1.2.1 Complete a report on Community Involvement implantation once a year for the State Citizen Involvement Advisory Committee, the Board of County Commissioners, the Planning Commission and the public.

Actions for Policy 1.2.2

A.1.2.2 Recruit members of the Planning Commission through an open and public process.

A.1.2.3 Planning Commission appointments will, to the extent possible, be representative of the larger community and each geographic area of the County.

A.1.2.4 The Planning Commission shall be provided regularly with information on planning law and planning policy issues.

A.1.2.5 Funding and staffing of the Planning Commission shall be maintained.

A.1.2.6 Use speakers, panel discussions, handouts and other tools to provide information to the Planning Commission and attending public.

A.1.2.7 The Planning Commission shall meet with the Board of County Commissioners at least once a year to coordinate planning policies and activities.

Actions for Policy 1.2.3

A.1.2.8 Continuously review new technologies to find ways to effectively and efficiently communicate with the public.

A.1.2.9 Proactively use tools such as surveys, focus groups or open houses to initiate two-way conversations about planning.

A.1.2.10 Maintain an updated mailing list of local, state and federal agencies, quasi-governmental agencies and organizations.

A.1.2.11 Post all planning applications, decisions and projects on the website.

1.2

Community Involvement

Ongoing Actions

- Actions that continue over time. Many of these actions are currently being done and are included to ensure they continue.

Early Action Items

- Actions taken 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

COMPREHENSIVE PLANNING

1.2 Community Involvement

Community Involvement Action Items

A.1.2.12 Maintain and expand opportunities to submit plans and applications electronically.

Actions for Policy 1.2.4

A.1.2.13 For comprehensive plan and zoning text amendments provide the staff report at early as possible.

A.1.2.14 Where possible schedule a public hearing on area specific comprehensive plan or zoning text amendments in a location convenient to residents of the area affected.

Action for Policy 1.2.5

A.1.2.15 Proactively reach out to the community to assess planning procedures and to discuss concerns.

Early Actions

Action for Policy 1.2.3

A.1.2.16 Review and revise the County website to ensure an updated set of links to land use websites related to planning and other agencies and jurisdictions.

Actions for Policy 1.2.4

A.1.2.17 Create guidelines to promote community outreach ideas for comprehensive plan and zoning text amendments.

A.1.2.18 Amend County Code to require pre-application meetings for comprehensive plan and zoning text amendments.

A.1.2.19 For major or potentially contentious projects as determined by the Planning Director at a pre-application meeting, require the applicants to hold an informal community meeting before submitting an application.

CHAPTER 1

COMPREHENSIVE PLANNING

Deschutes County Issues and Goals

1.3 Land Use Planning

Key Issues

1. **Cooperation between the County, other agencies and jurisdictions and non-profit organizations leads to better planning.**
2. **County owned lands need to be managed for the benefit of County residents.**
3. **Land use planning should be transparent, fair and based on factual information**

Goals

1. **Promote regional cooperation on planning issues.**
2. **Manage County owned lands efficiently, effectively and in a manner that is flexible, but balances the needs of County residents.**
3. **Maintain a transparent land use process in which decisions are based on factual information.**



COMPREHENSIVE PLANNING

1.3 Land Use Planning



Land Use Policies

Goal 1 Policies

- 1.3.1** As defined throughout this Plan, actively coordinate with other governmental and quasi-governmental agencies on land use and other issues.
- 1.3.2** As defined throughout this Plan, actively coordinate with non-profit organizations whose interests and actions mesh with County interests and actions.
- 1.3.3** Develop land use plans with an emphasis on the triple bottom line: environmental health, economic prosperity, and social equity.

Goal 2 Policies

- 1.3.4** Public ownership of properties along rivers, streams and creeks shall be maintained and increased where feasible.
- 1.3.5** Public ownership of properties with wildlife, scenic or open space values shall be maintained and increased where feasible.
- 1.3.6** Maintain a list of County owned lands with Statewide Goal 5 values.
- 1.3.7** Manage park lands to preserve the values defined in the park designation.

Goal 3 Policies

- 1.3.7** Update the Comprehensive Plan as needed, but at least every 20 years, in order to ensure it responds to current issues, opportunities, and concerns.
- 1.3.9** At a minimum, copies of the Comprehensive Plan shall be available for review at the public libraries, the Community Development Department, and on the County's website.
- 1.3.10** Regularly review and update as needed intergovernmental agreements.
- 1.3.11** Consider coordinated future population projections when undertaking long range planning efforts.
- 1.3.12** Maintain records of the background information and findings upon which the Comprehensive Plan and land use decisions are based. These records shall be available to the public.

COMPREHENSIVE PLANNING

Land Use Planning Action Items

1.3 Land Use Planning

Ongoing Actions

Actions for Policy 1.3.1

- A.1.3.1** Provide affected agencies an opportunity to comment on land use policies or actions that would impact their jurisdiction.
- A.1.3.2** Where feasible, provide County input on agency plans that would affect Deschutes County residents.
- A.1.3.3** Work cooperatively to ensure recreational access to federal and state lands.

Action for Policy 1.3.2

- A.1.3.4** Participate in public, private and non-profit endeavors that support County objectives.

Action for Policy 1.3.4

- A.1.3.5** Properties acquired by foreclosure and located along rivers, streams or creeks should be designated park lands.

Action for Policy 1.3.5

- A.1.3.6** Properties acquired by foreclosure and containing significant wildlife, scenic or open space values, as determined by the Board of County Commissioners, should be designated park lands.

Actions for Policy 1.3.6

- A.1.3.7** In cooperation with Oregon Department of Fish and Wildlife identify properties with Goal 5 wildlife resources that would be appropriate for public acquisition.
- A.1.3.8** Support projects that identify river front properties that would be appropriate for public acquisition.

Action for Policy 1.3.7

- A.1.3.9** Protect and enhance on County-owned land fish and wildlife habitat where feasible.
- A.1.3.10** Unless posted otherwise, permit public access to County owned lands designated as parks.

- Ongoing Actions**
- Actions that continue over time. Many of these actions are currently being done and are included to ensure they continue.

- 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

COMPREHENSIVE PLANNING

1.3 Land Use Planning



Land Use Action Items

Action for Policy 1.3.10

A.1.3.11 Review and update urban management agreements as needed.

Early Actions

Action for Policy 1.3.6

A.1.3.12 Develop a list of County owned lands with Goal 5 values.

A.1.3.13 Adopt standards for consolidating access to public lands that minimize land fragmentation.

Actions for Policy 1.3.10

A.1.3.14 Review and update the intergovernmental agreement between the County and the U.S. Forest Service

A.1.3.15 Review and update the intergovernmental agreement between the County and the Bureau of Land Management.

CHAPTER 2

RESOURCE MANAGEMENT

Key Issues

1. Economically viable agricultural lands need to be retained.
2. Commercial agriculture is challenging and a diversity of small scale agricultural uses and alternative uses may increase the economic viability of farming and the farming lifestyle.

Goals

1. Retain suitable, healthy agricultural lands to promote farming today and for future generations.
2. Foster a diverse, sustainable agricultural sector as an important part of the local economy and culture.



2.2 Agricultural Lands

Statewide Planning Goal 3

To preserve and maintain agricultural lands

Agricultural lands shall be preserved and maintained for farm use, consistent with existing and future needs for agricultural products, forest and open space and with the state's agricultural land use policy expressed in ORS 215.243 and 215.700.

PLANNING GUIDELINES

Urban growth should be separated from agricultural lands by buffer or transitional areas of open space.

Excerpt from
OAR 660-015-0000(3)

The rigid farm-or-timber classification system presents challenges to areas that may need additional land to diversify their economies.

Excerpt from
The Big Look Task Force on
Oregon Land Use Planning
5/30/08

Some farm and forest lands are either non-productive or cannot otherwise reasonably be defined as farm and forest.

Excerpt from
The Big Look Task Force on
Land Use Planning Final
Report to the 2009 Legislature

RESOURCE MANAGEMENT

2.2 Agricultural Land

Agricultural Land Policies

Goal 1 Policies:

- 2.2.1 Retain productive agricultural lands for agriculture through Exclusive Farm Use zoning.
- 2.2.2 Promote farming practices that retain the health of the land.
- 2.2.3 Encourage preservation and utilization of water for agricultural purposes.

Goal 2 Policies

- 2.2.4 Support the Oregon State University Extension Service and the Deschutes County Soil and Conservation Service, as well as other agencies, organizations and individuals, in studying and promoting economically viable agricultural opportunities and practices.
- 2.2.5 Support small farming enterprises, such as buy local programs, niche markets, organic farming and value added agricultural products.
- 2.2.6 Allow alternative uses, including alternative energy projects such as hydroelectric or wind farms, in Exclusive Farm Use Zones that conform to State Statute and have minimal impacts on the rural character and farming potential of the surrounding area.

RESOURCE MANAGEMENT

Agricultural Land Action Items

Ongoing Actions:

Actions of Policy 2.2.1

- A.2.2.1** Where practical, use targeted investments of County funds, infrastructure or organizational capacity to promote local farmers.
- A.2.2.2.** Normal agricultural practices shall be permitted in Exclusive Farm Use Zones.
- A.2.2.3** A homestead exception may be permitted which allows the homesteader to retain a life estate lease on the home and some of the surrounding land, which ends with the death of the homesteader and spouse (does not permit a second home).

Actions of Policy 2.2.2

- A.2.2.4** Find and provide information on the conservation of soil and water on agricultural lands.
- A.2.2.5** Find and provide information on farming practices that minimize the use of strong chemicals and fertilizers.
- A.2.2.6** Control noxious weeds as described in the Environmental Quality section of this Plan.

Actions of Policy 2.2.3

- A.2.2.7** Work cooperatively with irrigation districts to maintain productive agricultural lands.
- A.2.2.8** Support studies on the relationship between water quality and quantity and agriculture.

Action of Policy 2.2.4

- A.2.2.9** Provide information from Oregon State University Extension Service and other reliable sources on small farms, niche farming, organic farming, community supported agriculture and value-added agriculture.

2.2

Agricultural Land

Existing 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 MANAGEMENT

2.2 Agricultural Land

Agricultural Land Action Items

Early Actions

Action of Policy 2.2.1

A.2.2.10 If funding is available, initiate a review of unirrigated farm lands and alternative uses based on, at minimum, the following factors:

- State Statute and Oregon Administrative Rule
- The economic viability of farming and potential farming incentives
- The availability of water
- Anticipated future need for farm lands
- Existing land use patterns and impacts if lands are rezoned
- The provision of public services if lands are rezoned
- Alternative uses for agricultural lands that do not conflict with agriculture but preserve the land

A.2.2.11 Work with other agencies and jurisdictions to initiate a food council.

Action of Policy 2.2.4

A.2.2.12 Support the preparation and distribution of a Deschutes County Rural Living handout.

Policy 2.2.6 Action

A.2.2.13 Review the idea of renewable energy enterprise zones as discussed in the Energy section of this Plan.

Mid-Term Actions

Action of Policy 2.2.1

A.2.2.14 Research conservation easement and transfer of development right programs as possible tools for agricultural preservation.

Actions of Policy 2.2.5

A.2.2.15 Review County Code and revise as needed to encourage farm stands to locate on farm lands.

A.2.2.16 Review the idea of a 'Buy Deschutes County' promotion to showcase and encourage local markets.

RESOURCE MANAGEMENT

Agricultural Land Action Items

Action of Policy 2.2.6

A.2.2.16 Review County Code and revise as needed to determine legal and appropriate uses for agricultural lands.

2.2

Agricultural Land



CHAPTER 2

RESOURCE MANAGEMENT

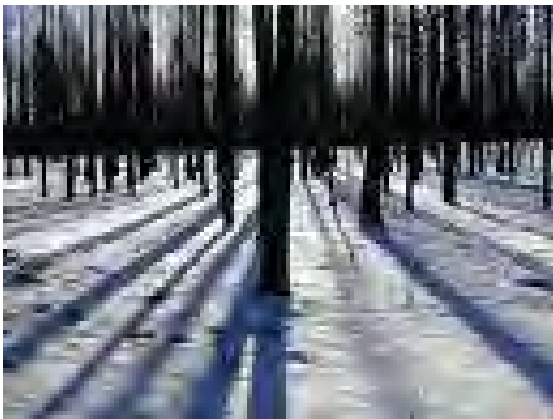
2.3 Forest Lands

Key Issues

1. **Forest lands are primarily federal lands yet are important to local quality of life and the economy.**
2. **Development in forests must protect wildlife habitat and address fire concerns.**

Goals

1. **Protect and maintain forest lands for multiple uses, including forest products, watershed protection, conservation, recreation and wildlife habitat, for today and for future generations.**
2. **Adequately address impacts to wildlife and public safety when allowing development on forest lands.**



Statewide Planning Goal 4

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

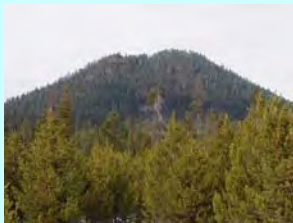
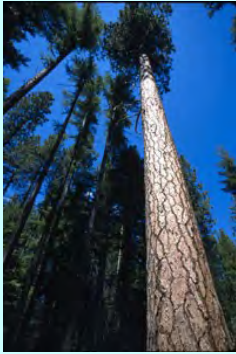
Forest lands are those lands acknowledged as forest lands as of the date of adoption of this goal amendment. Where a plan is not acknowledged or a plan amendment involving forest lands is proposed, forest land shall include lands which are suitable for commercial forest uses including adjacent or nearby lands which are necessary to permit forest operations or practices and other forested lands that maintain soil, air, water and fish and wildlife resources.

Forest lands should be inventoried so as to provide for the preservation of such lands for forest uses.

Excerpt from
OAR 660-015-0000(4)

RESOURCE MANAGEMENT

2.3 Forest Lands



Forest Land Policies

Goal 1 Policies:

- 2.3.1** Retain forest designations consistent with Goal 4 and OAR 660-006
- 2.3.2** To maintain intact forest lands, retain F-1 zoning for those lands with the following characteristics:
- Consist predominantly of ownerships not developed by residences or non-forest uses;
 - Consist predominantly of ownerships of 160 acres or larger;
 - Accessed by arterial roads or roads intended primarily for forest management; and
 - Primarily under forest management.
- 2.3.3** To maintain intact forest lands, retain F-2 zoning for those lands with the following characteristics:
- Consist predominantly of ownerships developed for residences or non-forest uses;
 - Consist predominantly of ownerships less than 160 acres;
 - Consist of ownerships generally contiguous to tracts containing less than 160 acres and residences or adjacent to acknowledged exception areas;
 - Provided with a level of public facilities and services, including roads, intended primarily for direct services to rural residences.
- 2.3.4** Coordinate and cooperate with the USFS, the BLM and other federal and state agencies to promote sustainable forest uses, including recreation, on public forest lands
- 2.3.5** Coordinate with the Deschutes Land Trust, or another land trust, to ensure the skyline forest is preserved as a community forest
- 2.3.6** Minimize development impacts on forest lands, while maintaining and improving long-term forest health
- 2.3.7** Support economic development opportunities that promote forest health
- 2.3.8** Provide input on federal or state forest plans that impact Deschutes County
- 2.3.9** Notify affected agencies when approving development that could impact Federal or State forest lands.
- 2.3.10** Work with agencies, organizations and landowners to support projects that contribute to fire safety and promote healthy forest habitat

Goal 2 Policy:

- 2.3.11** Retain fish and wildlife habitat in forests as described in the Rivers, Streams and Fish and Wildlife sections of this Plan

RESOURCE MANAGEMENT

Forest Land Action Items

Ongoing Actions:

Actions for Policy 2.3.2

- A.2.3.1** As the basis for mutual cooperation and coordination with the U.S. Forest Service, the Deschutes National Forest Land and Resource Management Plan, or its successor, shall be used.
- A.2.3.2** As the basis for mutual cooperation and coordination with the Bureau of Land Management, the Prineville Bureau of Land Management Upper Deschutes Resource Management Plan, or its successor, shall be used.

Actions for Policy 2.3.5

- A.2.3.4** Find and provide handouts on the benefits and maintenance of healthy forest lands.
- A.2.3.5** Review and implement ideas for supporting forest recreation.

Action for Policy 2.3.12

- A.2.3.6** As federal lands transition to private lands, review the impacts to Goal 5 wildlife resources.

Early Action:

Action for Policy 2.3.4

- A.2.3.7** Review County Code to ensure development regulations protect wildlife and promote public safety. (see also Wildlife and Natural Hazards sections of this Plan).

2.3 Forest Lands

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

CHAPTER 2

RESOURCE MANAGEMENT

2.4 Goal 5 Introduction

Goals

1. Protect Goal 5 resources.



RESOURCE MANAGEMENT

2.4 Goal 5 Introduction

Goal 5 Policies

Goal 1 Policy:

2.4.1 Review Goal 5 resources every 10 years.



RESOURCE MANAGEMENT

Goal 5 Action Items

2.4 Goal 5 Introduction

Early Action:

Action for Policy 2.4.1

- A.2.4.1** On adoption of this Plan, initiate a technical committee to review and amend as needed, all Goal 5 resource inventories and programs.
- A.2.4.2** Apply to the Oregon Department of Land Conservation and Development for a grant to complete the Goal 5 review.

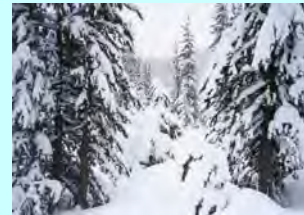
CHAPTER 2

RESOURCE MANAGEMENT

2.5 Water Quantity and Quality

Key Issues

1. **Maintaining an adequate water supply that balances the needs of agriculture, cities, rivers, rural residents and rural businesses.**
2. **Maintaining and improving water quality to protect public health and safety, provide scenic beauty and water-based recreation and support fish, aquatic life and ecological functions.**
3. **Conserving and promoting water conservation.**
4. **Ensuring new development identifies and mitigates water impacts.**



Goals

1. **Develop regional, comprehensive water management policies based on local hydrology that balance the diverse needs of water users.**
2. **Preserve and improve the quality of both surface and groundwater.**
3. **Increase water conservation efforts.**
4. **Coordinate development policies with water policies.**



RESOURCE MANAGEMENT

2.5 Water Quantity and Quality



Water Quantity and Quality Policies

Goal 1 Policies:

- 2.5.1 Coordinate and cooperate with agencies, jurisdictions, irrigation districts and non-profits on water planning.
- 2.5.2 2.5.2 Where data indicate a need, support Federal or State grants for water system improvements.
- 2.5.3 2.5.3 Support expansion of irrigation districts that implement water conservation and in-stream flow enhancement programs.

Goal 2 Policies:

- 2.5.4 Coordinate with the Oregon Department of Environmental Quality on regional water quality efforts.
- 2.5.5 Expand the range of tools available to protect groundwater quality, including a wellhead protection ordinance, a site grading and drainage ordinance and innovative technologies.
- 2.5.6 Support the improvement of surface or groundwater quality where there are identified water quality concerns.
- 2.5.7 Support amendments to State regulations to permit centralized sewer systems in areas with high levels of development and identified water quality concerns.
- 2.5.8 Support strategies that protect water quality such as local, State, Federal water quality monitoring.
- 2.5.9 Where feasible, protect the natural water systems and processes that filter and clean water.
- 2.5.10 Encourage plans, cooperative agreements, education and other tools that protect watersheds, reduce erosion and inappropriate runoff and preserve water quality.

Goal 3 Policies:

- 2.5.11 Adopt water conservation practices for all County facilities.
- 2.5.12 Promote public awareness of water conservation.
- 2.5.13 Encourage the Water Resources Department, irrigation districts and municipalities to conserve water.
- 2.5.14 Support efforts by irrigation districts to provide financial incentives for water conservation.

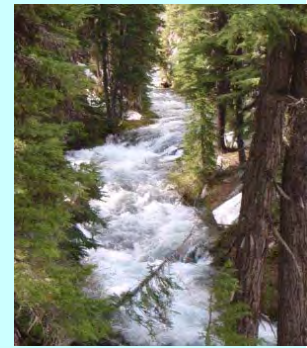
RESOURCE MANAGEMENT

Water Quantity and Quality Policies

Goal 4 Policies:

- 2.5.15** Encourage land use patterns and practices that preserve the integrity of the natural hydrologic system, including the balance between ground and surface water.
- 2.5.16** Review ideas on how to ensure adequate consideration of water quality and quantity as part of new development.
- 2.5.17** Explore an intergovernmental agreement with the irrigation districts for ensuring new land partitions with attendant water rights are not approved without the consent of the affected irrigation district.
- 2.5.18** Incorporate stormwater management practices into new development where needed such as in unincorporated communities or destination resorts.
- 2.5.19** Support wastewater facilities and improvements.

2.5 Water Quantity and Quality



RESOURCE MANAGEMENT

2.5 Water Quantity and Quality

Water Quantity and Quality 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 2.5.1

- A.2.5.1** Assist in coordinating water levels in the Deschutes River System to support the balancing of water needs.

Actions for Policy 2.5.4 Actions

- A.2.5.2** Coordinate with the Oregon Department of Environmental Quality in identifying and abating point and non-point pollution.
- A.2.5.3** Work cooperatively with other agencies and organizations to ensure no new 303(d) listings.
- A.2.5.4** Regularly test public water systems for water quality.
- A.2.5.5** If and when a public health hazard is declared in south Deschutes County, prepare amendments allowing rural sewers in this specific area.

Actions for Policy 2.5.5

- A.2.5.6** Provide handouts on the use of non-toxic, biodegradable chemicals.
- A.2.5.7** Review new technologies to improve quality and reduce quantity of rural and agricultural stormwater runoff.

Actions of Policy 2.5.12

- A.2.5.8** Provide handouts on water conservation.
- A.2.5.9** Encourage irrigation districts to shorten the irrigation season when water levels allow.

Action for Policy 2.5.18

- A.2.5.10** Encourage the reuse of grey water for landscaping in subdivisions and destination resorts.

RESOURCE MANAGEMENT

Water Quantity and Quality Action Items

2.5 Water Quantity and Quality

Early Action:

Action for Policy 2.5.1

A.2.5.11 Become a member of the Deschutes Water Alliance.

Action for Policy 2.5.5

A.2.5.12 Adopt a wellhead protection and a site grading and drainage ordinance for public water systems in accordance with applicable NPDES requirements.

Action for Policy 2.5.6

A.2.5.13 Develop and implement a Water Quality Management plan for 303(d) designated impaired water bodies with the goal of delisting those bodies by 2030.

A.2.5.14 Review and adopt as needed National Marine Fisheries Service guidance for specific chemicals

Action for Policy 2.5.11

A.2.5.15 Review County practices and adopt water conservation measures.

Action for Policy 2.5.18

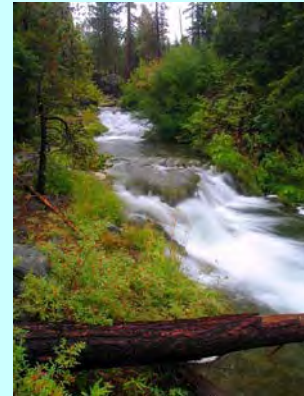
A.2.5.16 Review assisting the City of La Pine in mapping and providing maintenance on the piped stormwater system in La Pine that discharges untreated stormwater into a wetland adjacent to the Little Deschutes River, at least until City can take over that function.

Mid-term Actions

Actions for Policy 2.5.15

A.2.5.17 Review County Code and revise as needed to ensure subdivisions and destination resorts evaluate water impacts.

A.2.5.18 Consider methods of studying the cumulative impacts of new development on water quality and quantity.



RESOURCE MANAGEMENT

2.5 Water Quantity and Quality

Water Quantity and Quality Action Items

A.2.5.19 Revise County Code to require a Water Management Plan for a development application from an irrigation district if surplus surface water is being transferred to meet groundwater mitigation.

Actions for Policy 2.5.18

A.2.5.20 Once Central Oregon Stormwater Manual revisions are complete, review and adopt portions of the manual to specifically enforce the drainage design provisions.

A.2.5.21 Once Central Oregon Stormwater Manual revisions are complete, review methods of encourage the use of low-impact development techniques that promote impervious surface reduction, on-site retention of stormwater and minimized clearing of vegetation.

A.2.5.22 Consider forming a stormwater utility or other mechanism to fund stormwater program implementation.

CHAPTER 2

RESOURCE MANAGEMENT

2.6 Rivers, Streams and Fish

Key Issue

1. **Working with agencies and non-profit organizations to improve and maintain a healthy and accessible ecosystem in the Deschutes River Basin for today and into the future.**

Goals

1. **Restore and maintain a healthy ecosystem in the Deschutes River Basin for today and for future generations.**
2. **Retain and increase populations of endangered fish.**
3. **Maintain and improve recreational access to rivers and streams, where the access does not degrade the Deschutes River ecosystem.**
4. **Balance protection of the Deschutes River Basin ecosystem with development rights.**



RESOURCE MANAGEMENT

2.6 Rivers, Streams and Fish



Rivers, Streams and Fish Policies

Goal I Policies:

- 2.6.1** Work with agencies, non-profit organizations and property owners to restore, maintain and/or enhance healthy ecosystems and watersheds through tools such as conservation easements, conservation incentive programs, restoration, technical assistance or regulatory streamlining.
- 2.6.2** Support studies that provide more accurate information on the Deschutes River ecosystem.
- 2.6.3** In coordination with agencies and non-profit organizations develop programs to protect and improve the wildlife habitat in riparian areas and wetlands.
- 2.6.4** Support education by public agencies and non-profit organizations on the Deschutes River ecosystem including rivers, riparian areas and wetlands.
- 2.6.5** Support the following ideas from the Upper Deschutes River Restoration Strategy:
- Restore the dimension, pattern and profile of the upper Deschutes River
 - Move the existing hydrograph towards the desired future hydrograph
 - Enhance local instream habitat
 - Protect areas with high ecological value
 - Engage riparian landowners in protecting and restoring the upper Deschutes River
 - Engage community members in protecting and restoring the upper Deschutes River
 - Understand the effectiveness of the suite of restoration actions
 - Understand emerging water quality issues related to land use and water management
- 2.6.6** Where possible, retain County owned lands along rivers, as described in the Land Use section of this Plan.
- 2.6.7** Work with agencies, organizations or individuals developing proposals for scenic waterway protection of areas not already designated, including Fall River, Little Deschutes River, and the Crooked River.

RESOURCE MANAGEMENT

Rivers, Streams and Fish Policies

2.6 Rivers, Streams and Fish

Goal 2 Policies:

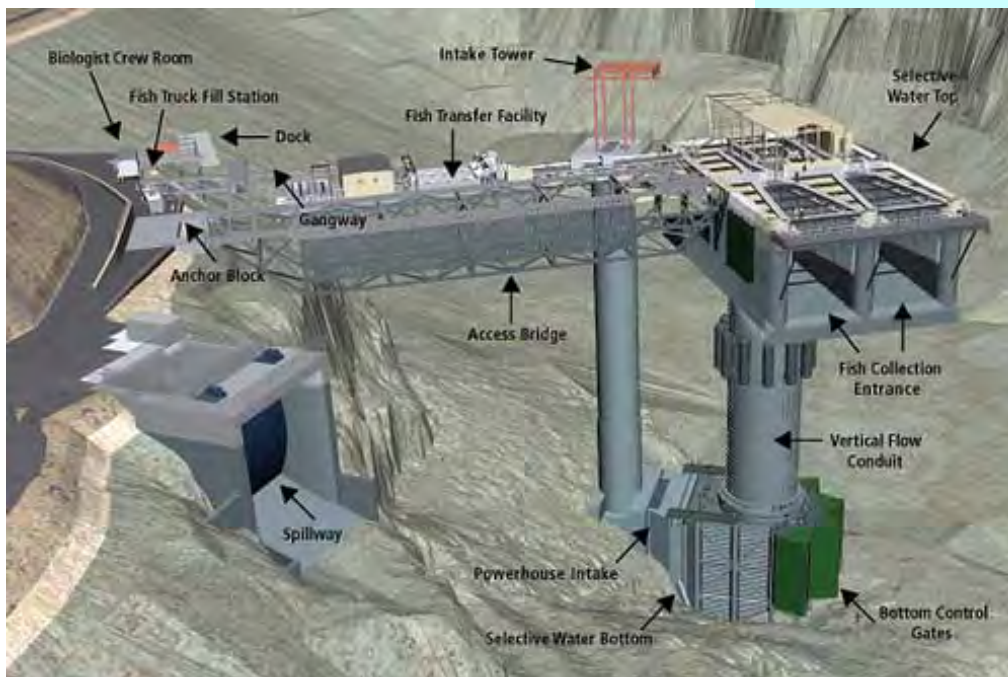
- 2.6.8 Support agencies and non-profit organizations that work to restore and maintain healthy fish populations.
- 2.6.9 Promote salmon recovery through voluntary incentives encouraging appropriate species management and habitat restoration.
- 2.6.10 All spawning areas for trout shall be considered significant habitat and shall be protected.

Goal 3 Policy:

- 2.6.11 Support efforts to increase public access to river and streams, where the access does not substantially degrade the ecosystem.

Goal 4 Policies:

- 2.6.12 Balance voluntary compliance with land use regulations to protect and enhance riparian areas and wetlands.
- 2.6.13 Protect people and properties in sensitive riparian areas from flood damage as described in the Natural Hazards section of this Plan.
- 2.6.14 Support effective regulations, education programs and cleaning procedures at public and private boat landings.



RESOURCE MANAGEMENT

2.6 Rivers, Streams and Fish

Rivers, Streams and Fish 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 2.6.1

- A.2.6.1** Cooperate with other agencies and non-profits to improve surface waters designated Water Quality Impaired under the Clean Water Act.

Action for Policy 2.6.2

- A.2.6.2** Incorporate site specific watershed studies as they become available.

- A.2.6.3** Research effective tools to restore, maintain and enhance river ecosystems and watersheds.

Actions for Policy 2.6.4

- A.2.6.4** Provide information to property owners on maintaining and enhancing native vegetation and removing invasive species along the banks of rivers, streams, creeks, sloughs and marshes.

- A.2.6.5** Provide handouts on the value of riparian areas, wetlands and floodplains as well as the federal, state and local regulations for those areas.

- A.2.6.6** Provide handouts on regulations and cleaning procedures at boat landings to eliminate the spread of invasive aquatic plants and animals.

Actions for Policy 2.6.12

- A.2.6.7** Notify the DSL and the ODFW of development applications for lands identified as wetlands on the NWI maps.

Early Actions:

Action for Policy 2.6.2

- A.2.6.8** Identify riparian areas through the development of a LWI for south Deschutes County. The study will develop and inform future County policies and actions and may lead to programmatic updates to riparian protection, enhancement and restoration.

Actions for Policy 2.6.12

- A.2.6.9** Review County Code and revise as needed to minimize and mitigate impacts to floodplains, wetlands and riparian areas.

RESOURCE MANAGEMENT

Rivers, Streams and Fish Action Items

2.6 Rivers, Streams and Fish

- A.2.6.10** Revise County Code to make the Floodplain Zone a combining zone.
- A.2.6.11** Review and adopt as appropriate, incentives to protect and restore wetlands, riparian areas and floodplains on private properties.
- A.2.6.12** Review and adopt as appropriate more comprehensive vegetation removal limitations within riparian corridors.

Actions for Policy 2.6.14

- A.2.6.13** Adopt regulations for dock construction based on recommendations of ODFW and Deschutes River Mitigation and Enhancement Program.

Mid-term Actions:

Actions for Policy 2.6.12

- A.2.6.14** In collaboration with agencies and non-profit organizations, map channel migration zones and identify effective protections.
- A.2.6.15** Review the National Marine Fisheries Service Biological Opinion regarding floodplain development for possible adoption into County floodplain code.
- A.2.6.16** Review the National Marine Fisheries Service guidelines for herbicide use for possible adoption into County Code or policies.
- A.2.6.17** Review National Marine Fisheries Service floodplain development guidelines for ideas on revising floodplain development requirements.
- A.2.6.18** Review and where appropriate apply National Marine Fisheries Service Best Management Practices.
- A.2.6.19** Adopt road maintenance procedures from the Oregon Department of Transportation Road Maintenance Guide that comply with the National Marine Fisheries Service 4(d) Rule for salmon and steelhead trout.

CHAPTER 2

RESOURCE MANAGEMENT

Deschutes County Goals

This chapter was added to the Comprehensive Plan in 1998 in response to potential water quality issues that were identified in south Deschutes County. It has not been amended as part of the 2030 Comprehensive Plan update because as of 2009, there was an active and on-going community discussion of these issues.

2.7 Regional Problem Solving

Regional Problem Solving

1. To preserve water and air quality, reduce wildfire hazards and protect wildlife habitat.
2. To ensure that domestic water derived from groundwater meets safe drinking water standards.
3. To develop an equitable, market-driven system, that reduces the potential development of existing lots in floodplains, wetlands, mule deer migration corridors and areas susceptible to groundwater pollution.
4. To create a new neighborhood, primarily residential in character, between La Pine and Wickiup Junction, that provides services efficiently, sustains economic development and reduces adverse impacts to groundwater quality in South Deschutes County.
5. To explore innovative sewage treatment and disposal methods.



RESOURCE MANAGEMENT

2.7 Regional Problem Solving

Regional Problem Solving Policies

- 2.7.1** The County shall continue to work with landowners, citizens, community organizations and governmental agencies at the local, state and federal level to:
- a. Continue collaborative work on the Regional Problem Solving project.
 - b. Develop, review and implement land use policies and development standards that will ensure that agreed-upon solutions from the RPS project are enacted to the maximum extent possible.
 - c. Acquire land from the BLM between La Pine and Wickiup Junction, west of Highway 97, to develop as a new neighborhood.
 - d. Conduct feasibility studies regarding development of a new neighborhood. Such studies may include, but are not limited to: a master design plan, development costs and funding options, water and sewer system feasibility, traffic impacts, and zoning codes and governance issues.
 - e. Install and monitor innovative on-site sewage treatment and disposal (septic) systems on privately owned parcels in the RPS project area as part of the La Pine National Decentralized Wastewater Treatment Demonstration Project funded by the U.S. Environmental Protection Agency and in cooperation with the Oregon Department of Environmental Quality.
 - f. Work cooperatively with the U.S. Geological Survey and Oregon Water Resources Department during well water sampling and analysis to advance three-dimensional groundwater and nutrient fate and transport modeling in the south Deschutes County area.
- 2.7.2** The County shall implement and monitor in accordance with DCC 23.44.030(D), a Transferable Development Credit program as a means to redirect potential growth away from residential lots in subdivisions throughout the region into the La Pine Neighborhood Planning Area. The County shall establish a TDC Review Committee to assist in analyzing and recommending any changes deemed appropriate to the TDC program.

RESOURCE MANAGEMENT

Regional Problem Solving Policies

- 2.7.4** The County shall continue to evaluate means to reduce nitrate loading from on-site sewage disposal systems by exploring innovative on-site sewage treatment and disposal technology, retrofitting of existing substandard or inappropriately located disposal systems, expansion of sewer systems, development of standards such as an effective lot area or variable lot area requirements, or other measures that will accomplish the goals.
- 2.7.5** New residential subdivisions and partitions in the La Pine Urban Unincorporated Community shall be connected to a community water system and either the La Pine Special Sewer District sewage treatment system or a community waste water treatment facility that meets Oregon Department of Environmental Quality standards. be processed in the same manner as other quasi-judicial plan or zoning map changes.

2.7 Regional Problem Solving

RESOURCE MANAGEMENT

2.7 Regional Problem Solving

Regional Problem Solving Action Items

Early Action Items

- A.2.7.1** Amend and update the Regional Problem Solving section of the Comprehensive Plan when south county and Three Rivers community leaders and residents express support for it.
- A.2.7.2** Develop a south county community plan and adopt it as a subsection of the 2030 Comprehensive Plan Update.

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

CHAPTER 2

RESOURCE MANAGEMENT

Deschutes County Goals

2.8 Wildlife

Key Issues

1. **Implementing the Interagency Report wildlife recommendations to protect wildlife and habitat.**
2. **Recognizing the importance of wildlife and habitat to the local quality of life and the economy.**
3. **Balancing protection of wildlife with development rights.**

Goals

1. **Maintain and enhance a diversity of wildlife and habitat for today and for future generations.**
2. **Promote the economic and recreational benefits of wildlife and habitat.**
3. **Balance wildlife protection and development rights.**

RESOURCE MANAGEMENT

2.8 Wildlife

Wildlife Policies



Goal 1 Policies:

- 2.8.1 Incorporate the recommendations of the 2009 Interagency Report into County Code.
- 2.8.2 Coordinate with public agencies, non-profit organizations and private property owners to restore and manage wildlife habitat.
- 2.8.3 Encourage public or non-profit ownership of areas identified by the County as significant wildlife or riparian habitat.
- 2.8.4 Review the Oregon Conservation Strategy when amending the Wildlife section of this Plan

Goal 2 Policies:

- 2.8.5 Promote wildlife related tourism as described in the economic development section of this Plan.
- 2.8.6 Work with agencies and non-profit organizations that provide information and education on wildlife and habitat protection, including high desert sage habitat.

Goal 3 Policies:

- 2.8.7 Use incentives and County Code to protect habitat and mitigate the impacts of development on wildlife.
- 2.8.8 Develop protections for the Oregon Spotted Frog if it is listed as a Federally Threatened or Endangered Species.

RESOURCE MANAGEMENT

Wildlife Action Items

2.8 Wildlife

Ongoing Actions:

Actions for Policy 2.8.2

- A.2.8.1** Assist private property owners to research grant funding that could be used to restore and maintain wildlife habitat on private lands.
- A.2.8.2** In collaboration with the Oregon Department of Fish and Wildlife identify lands where public ownership or conservation easements should be encouraged.
- A.2.8.3** Notify Oregon Department of Fish and Wildlife of all land use applications on lands in the two wildlife combining zones.
- A.2.8.4** As new information becomes available, review and revise County Code to protect wildlife corridors.

Action for Policy 2.8.3

- A.2.8.5** Maintain an inventory of County-owned lands in the Bend/La Pine Deer Migration Corridor.

Action for Policy 2.8.6

- A.2.8.6** Find and provide informational hand outs on wildlife issues.

Action for Policy 2.8.7

- A.2.8.7** Enforce County animal control regulations.

Early Actions:

Action for Policy 2.8.1

- A.2.8.8** Update the Statewide Goal 5 wildlife inventory based on the 2009 Interagency Report as discussed in the Goal 5 section of this Plan.

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 MANAGEMENT

2.8 Wildlife



Wildlife Action Items

A.2.8.9 Update County Code based on the 2009 Interagency Report to do the following:

- Ensure protection for all species on the Federal or Oregon threatened or endangered species list.
- Ensure mitigation of development impacts on Species of Concern, State Critical or State Vulnerable species.
- Address the recommended prohibited uses in the Wildlife Area Combining Zone.
- Enhance protections of sage grouse leks.

Action for Policy 2.8.7

A.2.8.10 Initiate a Local Wetland Inventory as described in the Rivers, Streams and Fish section of this Plan.

Action for Policy 2.8.2

A.2.8.11 Review the final Trust for Public Lands Greenprint when it is completed and incorporate appropriate wildlife suggestions into this Plan.

CHAPTER 2

RESOURCE MANAGEMENT

2.9 Open Space and Scenic Views

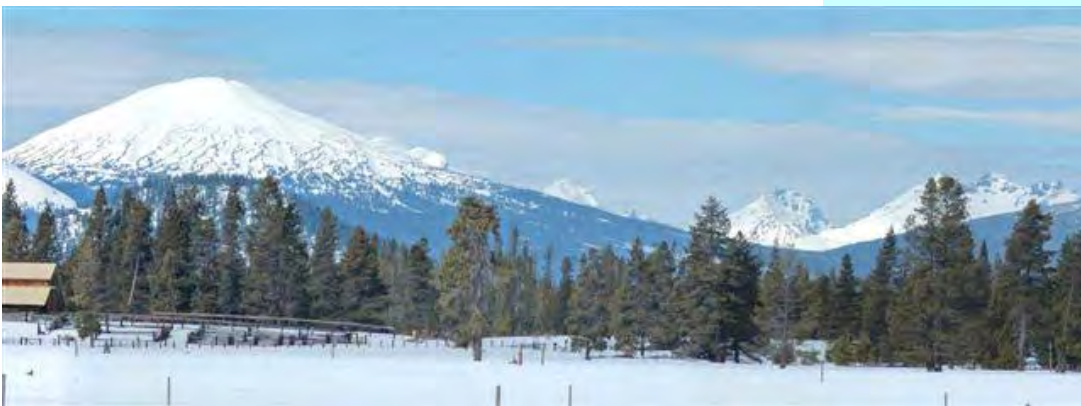
Key Issues

1. **Open spaces and scenic views contribute to the quality of life and the economy but protecting these resources needs to be balanced with development rights.**



Goals

1. **Identify and protect significant open spaces and scenic views.**
2. **Balance protections for open spaces and scenic views with development rights.**



RESOURCE MANAGEMENT

2.9 Open Space and Scenic Views



Open Space and Scenic View Policies

Goal 1 Policies:

- 2.9.1 Encourage the protection of a variety of open spaces through a variety of methods such as public or non-profit land purchase, conservation easements, regulations or open space tax deferrals.
- 2.9.2 Support efforts to identify and protect significant open spaces and visually important areas.
- 2.9.3 Support the formation of non-profit land trusts and other non-profits dedicated to retaining open spaces.

Goal 2 Policies:

- 2.9.4 Ensure that new development complements the natural environment without being overly restrictive.

RESOURCE MANAGEMENT

Open Space and Scenic View Action Items

Ongoing Actions:

Action for Policy 2.9.1

- A.2.9.1** Rimrocks along streams shall receive special review to assure that visual impacts of structures viewed from rivers or streams are minimized.

Actions for Policy 2.9.2

- A.2.9.2** In cooperation with public agencies, non-profit organizations and private landowners work towards a comprehensive system of connected open spaces.
- A.2.9.3** When reviewing visually important lands, consider especially lands that provide a visual separation between communities and lands that are visually prominent, such as hillsides, as viewed from key public places, such as roads.

Actions for Policy 2.9.5

- A.2.9.4** Work with private property owners to provide incentives and mitigations for protecting visually important areas from development impacts.

Early Action:

Action for Policy 2.9.2

- A.2.9.5** Update the Statewide Goal 5 open space and scenic view inventory as discussed in the Goal 5 section of this Plan.

Action for Policy 2.9.5

- A.2.9.6** Review County Code and revise as needed to provide incentives to locate structures in forests or view corridors so as to maintain the visual character of the area.
- A.2.9.7** Review the Landscape Management Combining Zone code and revise as needed to ensure a balance of view protections and property rights.
- A.2.9.8** Review County sign code and revise as needed to ensure a balance of view protection and property rights.

2.9 Open Space and Scenic View

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

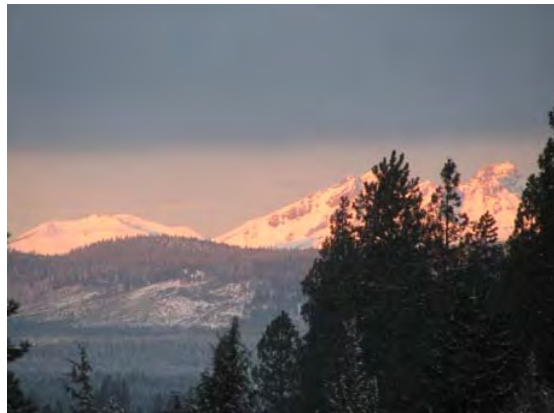
RESOURCE MANAGEMENT

2.9 Open Space and Scenic View



Open Space and Scenic View Action Items

- A.2.9.9** Review the Trust for Public Lands Greenprint when completed and incorporate appropriate open space and view shed recommendations into this Plan.
- A.2.9.10** Review Deschutes County Code definition of open space to consider removing golf courses from it.



CHAPTER 2

RESOURCE MANAGEMENT

Deschutes County Goals

2.10 Energy

Key Issues

1. **Balancing the need for alternative, renewable energy sources and the protection of rural character and the natural environment.**
2. **The importance of energy conservation.**

Goals

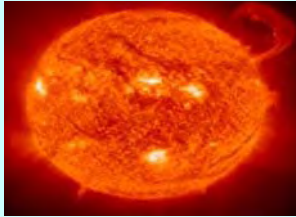
1. **Promote affordable, efficient, reliable and environmentally sound energy for today and for future generations.**
2. **Promote energy conservation through land use planning and conservation initiatives.**
3. **Craft land use regulations that permit renewable energy facilities while protecting rural character and the natural environment.**



RESOURCE MANAGEMENT

2.10 Energy

Energy Policies



Goal 1 Policies:

- 2.10.1 Encourage commercial renewable energy projects through initiatives such as Rural Renewable energy Development Zones.
- 2.10.2 Where feasible, incorporate renewable energy when planning new County facilities.
- 2.10.3 Encourage commercial alternative energy projects to give top priority to providing local power.
- 2.10.4 Support renewable energy generation as an important economic development initiative.
- 2.10.5 Coordinate with public agencies and private energy suppliers to promote new alternative energy projects.

Goal 2 Policies:

- 2.10.6 Incorporate energy conservation into the building and management of all County operations and capital projects.
- 2.10.7 Encourage energy suppliers to explore innovative and alternative energy conservation technologies and incentives.
- 2.10.8 Support agencies and non-profit organizations that promote energy conservation.
- 2.10.9 Promote energy conservation through methods such as regulating the siting of structures or providing incentives for buildings that exceed building code energy requirements.
- 2.10.10 Promote recycling and composting as described in the Environmental Quality section of this Plan.
- 2.10.11 Where feasible, new development should be channeled into existing cities and unincorporated communities.

Goal 3 Policies:

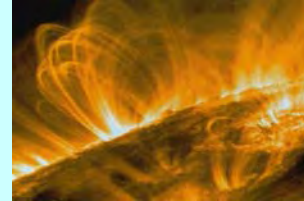
- 2.10.12 County Codes should encourage energy conservation.
- 2.10.13 County Code should permit, encourage and mitigate impacts for renewable energy projects.

RESOURCE MANAGEMENT

Energy Policies

2.10 Energy

- 2.10.14** New power transmission facilities and substations should be located to minimize adverse impacts on the rural character and natural environment.
- 2.10.15** When crafting energy codes work closely with the Central Oregon Intergovernmental Council and other groups with expertise on renewable energy.



RESOURCE MANAGEMENT

2.10 Energy

Energy Action Items

- **Ongoing** 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:

Actions for Policy 2.10.1

- A.2.10.1** Support studies that identify and inventory potential significant commercial energy resource sites.
- A.2.10.2** Consider protections for identified significant commercial energy resource sites.

Actions for Policy 2.10.6

- A.2.10.3** Review County policies to ensure energy conservation is addressed.
- A.2.10.4** Every five years conduct an energy audit of County facilities and fleets.

Action for Policy 2.10.8

- A.2.10.5** Provide educational handouts from agencies and non-profit organizations on individual renewable energy projects
- A.2.10.6** Work with energy providers to promote energy audits.

Early Action:

Action for Policy 2.10.1

- A.2.10.7** Review and if feasible create an alternative energy enterprise zone.
- A.2.10.8** Explore the use and marketing of methane gas from Knott Landfill.

Actions for 2.10.12

- A.2.10.9** Review County Code on solar energy and revise to create exceptions for small properties and specific anomalies.

RESOURCE MANAGEMENT

Energy Action Items

2.10 Energy

Actions for 2.10.13

- A.2.10.10** Review and revise County Code as needed to ensure an adequate process for reviewing individual and commercial alternative energy projects.
- A.2.10.11** Revise County Code to provide a timely and orderly process for alternative energy sources that mitigates any adverse environmental or social impacts that can not be avoided.
- A.2.10.12** Develop guidelines for siting energy generation, transmission and distribution facilities.



CHAPTER 2

RESOURCE MANAGEMENT

Deschutes County Goals

Key Issue

1. **Maintaining a healthy environment for today and for future generations.**

Goals

1. **Maintain and improve the quality of the air and land for today and for future generations.**
2. **Promote building practices that minimize the impacts on the natural environment.**
3. **Increase recycling and composting.**

2.11 Environmental Quality

Statewide Planning Goal 6

To maintain and improve the quality of air, water and land resources of the state

All waste and process discharges from future development, when combined with such discharges from existing developments shall not threaten to violate, or violate applicable state or federal environmental quality statutes, rules and standards. With respect to the air, water and land resources of the applicable air sheds and river basins described or included in state environmental quality statutes, rules, standards and implementation plans, such discharges shall not (1) exceed the carrying capacity of such resources, considering long range needs; (2) degrade such resources; or (3) threaten the availability of such resources.

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RESOURCE MANAGEMENT

2.11

Environmental Quality Policies



Environmental Quality Policies

Goal 1 Policies:

- 2.11.1 Set an example for environmental stewardship by using sustainable, best management practices in all County operations and capital projects.
- 2.11.2 Cooperate with Federal and State agencies that enforce Federal and State environmental standards.
- 2.11.3 Where Federal and State regulations do not adequately address local environmental concerns, create and enforce local regulations.
- 2.11.4 Cooperate with agencies, jurisdictions and non-profit organizations to improve the environment and/or provide information on environmental issues.
- 2.11.5 Where research identifies environmentally sensitive areas, work with property owners, agencies and non-profit organizations to protect those areas or minimize development impacts.
- 2.11.6 Promote control of noxious weeds.

Goal 2 Policy:

- 2.11.7 Encourage resource-efficient building techniques, materials and technologies in new construction and renovation.

Goal 3 Policy:

- 2.11.8 Encourage and support recycling and composting through the Recycling Coordinator and Recycling Program.

RESOURCE MANAGEMENT

Environmental Quality Action Items

Ongoing Actions:

Actions for Policy 2.11.1

- A.2.11.1** Review County practices with the intent of improving environmental stewardship.
- A.2.11.2** Consider environmental stewardship in the management of County-owned properties.
- A.2.11.3** Where feasible, employ resource-efficient building techniques, materials and technologies in all County building projects.

Action for Policy 2.11.7

- A.2.11.4** Provide handouts on resource-efficient building techniques, materials and technologies.

Actions for Policy 2.11.8

- A.2.11.5** Provide convenient recycling at all County events and in all County facilities.
- A.2.11.6** Provide free and convenient opportunities to recycle and compost organic materials in locations around the County.
- A.2.11.7** Provide free and convenient disposal of hazardous waste and e-waste.

Early Actions:

Actions for Policy 2.11.3

- A.2.11.8** Review County Code and revise as needed to ensure noise pollution is adequately addressed.

2.11

Environmental Quality

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 MANAGEMENT

2.11

Environmental Quality



Environmental Quality Action Items

A.2.11.9 Review County Code and revise as needed to ensure light pollution is adequately addressed.

Actions for Policy 2.11.6

A.2.11.10 Revise County Code to require weed control on disturbed lands as allowed by ORS 570.500 - 570.600.

A.2.11.11 Educate the community and the County road and planning departments staff on how to recognize and report on noxious weeds.

Actions for Policy 2.11.7

A.2.11.12 Review County Code and revise as needed to promote water-conserving landscaping and the planting of native and drought-tolerant plants.

A.2.11.13 Review County Code and revise as needed to adopt incentives for resource-efficient building techniques, materials and technologies.

Actions for Policy 2.11.8

A.2.11.14 Aim for 80% recycling of construction waste in all County building projects.

A.2.11.15 Review County Code and revise as needed to require 20% recycling of construction waste in all projects requiring a building permit.

CHAPTER 2

RESOURCE MANAGEMENT

2.12 Surface Mining

Key Issues

- I. **Balancing protection of surface mines with protection of rural character and the natural environment.**

Goal

- I. **Protect and utilize mineral and aggregate resources while minimizing adverse impacts of extraction, processing and transporting the resource.**

RESOURCE MANAGEMENT

2.12 Surface Mining

Surface Mining Policies

Goal 1 Policies:

- 2.12.1 Cooperate and coordinate mining regulations with the Oregon Department of Geology and Mineral Industries.
- 2.12.2 Balance protection of mineral and aggregate resources with conflicting resources and uses.

RESOURCE MANAGEMENT

Surface Mining Action Items

2.12 Surface Mining

Ongoing Actions:

Action for Policy 2.12.1

- A.2.12.1** Add sites to the Statewide Goal 5 surface mining inventory only as requested by property owners and after a Statewide Goal 5 analysis is completed.

Early Actions:

Action for Policy 2.12.2

- A.2.12.2** Review and revise as needed County surface mining codes, looking especially at mitigating impacts on neighboring uses.

- 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

CHAPTER 2

RESOURCE MANAGEMENT

Deschutes County Goals

Key Issues

- I. **Balancing protection of historic and cultural sites with protection of development rights.**

Goal

- I. **Promote the preservation of designated historic and cultural resources through education and voluntary programs.**

2.13 Cultural and Historic Resources

RESOURCE MANAGEMENT

2.13 Cultural and Historic Resources

Cultural and Historic Resource Policies

Goal I Policies:

- 2.13.1 The Historic Landmarks Commission shall take the lead in promoting historic and cultural resource preservation as defined in DCC 2.28.
- 2.13.2 Encourage the preservation of private lands with significant historic or cultural resources

RESOURCE MANAGEMENT

Cultural and Historic Resources Action Items

Ongoing Actions:

Actions for Policy 2.13.2

- A.2.13.1** Encourage private landowners to add significant historic or cultural sites to the National Register of Historic Places.
- A.2.13.2** Review incentives for private landowners to permit scientific, educational or other public utilization of historic or archeological resources.
- A.2.13.3** Work with the Historic Landmarks Commission to promote educational programs to inform the public of the values of historic preservation.
- A.2.13.4** Support programs by local agencies or non-profit organizations that promote local history and Native American culture.
- A.2.13.5** Support improved training for the Historic Landmarks Commission.

Early Action:

Action for Policy 2.13.1

- A.2.13.6** Develop and maintain a comprehensive list of sites on the National Register of Historic Places.
- A.2.12.7** In response to a Certified Local Government grant, by 2011 revise County Code 2.28 to be consistent with other local jurisdictions.

Mid-Term Action:

- A.2.13.8** Review County Code and revise as needed to provide incentives or ensure adequate regulations to preserve sites listed on the Statewide Goal 5 historic and cultural inventory.

2.13 Cultural and Historic Resources

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

RURAL GROWTH MANAGEMENT

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.

3.3 Rural Housing



RURAL GROWTH MANAGEMENT

3.3 Rural Housing

Rural Housing Policies

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

Rural Housing Action Items

3.3 Rural Housing

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.

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

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

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- Actions taken within 10-20 years of the adoption of Comprehensive Plan

RURAL GROWTH MANAGEMENT

3.3 Rural Housing

Rural Housing Action Items

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.

RURAL GROWTH ANAGEMENT

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

RURAL 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.

RURAL 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**
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- Actions taken within 5-10 years of the adoption of Comprehensive Plan 2030

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- Actions taken within 10-20 years of the adoption of Comprehensive Plan

RURAL 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.

RURAL GROWTH MANAGEMENT

Deschutes County Goals

Key Issues

- I. Responding to the natural hazard dangers exacerbated by high county-wide population growth.**

Goal

- I. Protect people, property, infrastructure, the economy and the environment from natural hazards today and into the future.**

3.5 Natural Hazards

Planning for natural hazards is an integral element of Oregon's statewide land use planning program, which began in 1973. Deschutes County complies with this program by having comprehensive plans and implementing ordinance that are required with statewide planning goals. The continuing challenge faced by local officials and state government is to keep this network of coordinated local plans effective in responding to the changing conditions and needs of Oregon communities.

This is particularly true in the case of planning for natural hazards where communities must balance development pressures with detailed information regarding the nature and extent of hazards. Oregon's land use program has given its communities and citizens a unique opportunity to ensure that natural hazards are addressed in the development and implementation of local comprehensive plans. Statewide land use planning Goal 7: Planning for Natural Hazards, calls for local plans to include inventories, policies, and ordinances to guide development in hazard areas

RURAL GROWTH MANAGEMENT

3.5 Natural Hazards



Natural Hazard Policies

Goal I Policies:

- 3.5.1** Adopt by reference the 2006 Natural Hazards Mitigation Plan into this Plan.
- 3.5.2** Cooperate and coordinate with agencies, jurisdictions and non-profit organizations in analyzing and addressing natural hazards.
- 3.5.3** Cooperate with other agencies and non-profit organizations to raise public awareness about natural hazards.
- 3.5.4** Support research or studies that identify or clarify natural hazard issues.
- 3.5.5** Reduce or eliminate inappropriate development in natural hazard areas.
- 3.5.6** Consider the impact of new development on emergency services.
- 3.5.7** Provide incentives and where needed regulations, to control development in areas prone to natural hazards.
- 3.5.8** Development should be designed to minimize alteration of the natural land form in areas subject to slope instability, drainage concerns or erosion.
- 3.5.9** Strongly discourage and strictly control development in designated floodplains as identified on the Deschutes County Zoning Map.
- 3.5.10** Critical facilities (schools, churches, hospitals and other facilities as defined by the Federal Emergency Management Agency) should be located outside the delineated floodplain.
- 3.5.11** County Code must address wildfire danger particularly at the Wildland urban interface.
- 3.5.12** Development must be done with an understanding of the benefits of natural fire processes.
- 3.5.13** Support forest management practices that reduce severe wildfire hazard areas, as identified by the Wildlife Hazard Identification and Mitigation System, to a low or moderate rating, particularly in areas with human development.

RURAL GROWTH MANAGEMENT

Natural Hazard Policies

Goal I Policies:

- 3.5.14** Encourage private and public land owners to maintain healthy fire-resistant ecosystems, particularly in forest or grassland areas.
- 3.5.15** Work closely with local fire protection districts and departments in improving fire protection services.
- 3.5.16** Regularly review siting and building earthquake standards.
- 3.5.17** Regularly review siting and building standards for extreme weather such as high winds, heavy snow, lightning and temperature extremes.

3.5 Natural Hazards



RURAL GROWTH MANAGEMENT

3.5 Natural Hazards

Natural Hazard 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 3.5.1

- A.3.5.1** Review and evaluate the Natural Hazard Mitigation Plan and this Section of the Comprehensive Plan every five years.

Action for Policy 3.5.3

- A.3.5.2** Provide hand-outs on natural hazard issues and requirements.

Action for Policy 3.5.9

- A.3.5.3** Participate in and implement the Community Rating System as part of the National Flood Insurance Program.

Early Action:

Action for Policy 3.5.7

- A.3.5.4** Review and revise as needed County Code to ensure that land use activities do not aggravate, accelerate or increase the level of risk from natural hazards.

Action for Policy 3.5.11

- A.3.5.5** Survey and map wildlife hazard at risk areas using the Wildfire Hazard Identification and Mitigation System.

- A.3.5.6** Survey and map all areas not protected by structural fire protection agencies.

- A.3.5.7** Review and revise as needed County Code to address wildfire concerns to and from development, through consideration of site location, building construction and design, landscaping/defensible space/fuel management, access and water availability.

- A.3.5.8** Review and revise as needed County Code to require development proposals to include an impact evaluation that reviews the ability of the affected fire agency to maintain an appropriate level of service to existing development and the proposed development.

RURAL GROWTH MANAGEMENT

Natural Hazard Action Items

Mid-Term Action:

Action for Policy 3.5.8

A.3.5.9 Review and revise as needed County Code to minimize erosion from development and ensure disturbed or exposed areas are promptly restored to a stable, natural and/or vegetated condition using natural materials or native plants.

A.3.5.10 Review and revise as needed County Code to drainage from development or alterations to historic drainage patterns do not increase erosion on-site or on adjacent properties

Action for Policy 3.5.9

A.3.5.11 Cooperate with other agencies, organizations and property owners to identify alternatives for acquiring and/or relating existing structures prone to flooding.

3.5 Natural Hazards

Statewide Planning Goal 7

Natural hazards for purposes of this goal are: floods (coastal and riverine), landslides, earthquakes and related hazards, and wildfires. Local governments may identify and plan for other natural hazards.

PLANNING GUIDELINES

1. In adopting plan policies and implementing measures to protect people and property from natural hazards, local governments should consider:

a. the benefits of maintaining natural hazard areas as open space, recreation and other low density uses; b. the beneficial effects that natural hazards can have on natural resources and the environment; and c. the effects of development and mitigation measures in identified hazard areas on the management of natural resources.

2. Local governments should coordinate their land use plans and decisions with emergency preparedness, response, recovery and mitigation programs.

Excerpt from
OAR 660-015-0000(7)

RURAL GROWTH MANAGEMENT

Deschutes County Goals

Key Issues

- I. **Maintaining an orderly, efficient and cost effective system of rural public facilities and services.**

Goal

- I. **Support the orderly, efficient and cost-effective siting and provision of rural public facilities and Services.**

3.6 Public Facilities and Services

RURAL GROWTH MANAGEMENT

3.6 Public Facilities and Services

Public Facilities and Services Policies

Goal I Policies:

- 3.6.5** The Sheriff's Office shall provide rural law enforcement.
- 3.6.6** The Solid Waste Department shall initiate siting of new landfills.
- 3.6.7** The Health Department shall lead public health initiatives.
- 3.6.8** Support community health clinics where there is demonstrated need.
- 3.6.9** Where possible, maintain County offices in locations convenient to all areas of the county.
- 3.6.10** Support the County Fairgrounds and the annual County Fair.
- 3.6.11** Before disposing of County-owned property review whether the land is appropriate for needed public projects such as schools, health clinics, fire stations or senior centers.
- 3.6.12** Support rural service districts to serve rural needs.
- 3.6.13** Cooperate with rural service districts and providers to ensure new development is processed with consideration of service districts and providers needs and capabilities.
- 3.6.14** New development shall minimize or mitigate impacts and costs on existing facilities.
- 3.6.15** Work cooperatively with local education providers and the library district.
- 3.6.16** Support fire protection districts as described in the Natural Hazard section of this Plan.
- 3.6.17** Encourage recreational vehicle dump stations in parks, service stations and other appropriate locations.
- 3.6.18** Where possible, locate utility lines and facilities on or adjacent to existing public or private right-of-ways and so as to avoid dividing farm or forest lands.
- 3.6.19** Coordinate with cities and service providers to assure timely, orderly and cost-effective plans for urban facilities and services.
- 3.6.20** Consider intergovernmental agreements between the County and cities to assure sewer and water facilities are extended after careful planning.

RURAL GROWTH MANAGEMENT

Public Facilities and Services Policies

Goal I Policies:

- 3.6.1** Ensure unincorporated communities have appropriate public facilities and services.
- 3.6.2** Encourage service providers, such as schools or libraries, to assist in meeting community needs including meeting spaces.
- 3.6.3** Review public facilities and services to minimize impacts on the larger community.
- 3.6.4** Minimum lot sizes shall not apply to electric substations, but adequate space must be provided for equipment, storage, buffer and expansion.

3.6 Public Facilities and Services

RURAL GROWTH MANAGEMENT

3.6 Public Facilities and Services

Public Facilities and Services Action Items

Ongoing Actions:

Action for Policy 3.6.9

A.3.6.1 Notify and request comments from service districts and providers for all new development.

Actions for Policy 3.6.17

A.3.6.2 Community plans shall include public facility plans.

A.3.6.3 If requested, provide information to unincorporated communities on how to initiate or expand rural sewer or water districts.

Early Actions:

Action for Policy 3.6.2

A.3.5.4 Consider developing an overlay zone for the area surrounding any new or expanded landfill.

Actions for Policy 3.6.19

A.3.6.5 Review and revise as needed County Code to screen public facilities including power generating facilities and sewage treatment plants.

A.3.6.6 Review and revise as needed County Code to minimize cell tower impacts.

RURAL GROWTH MANAGEMENT

Deschutes County Goals

This section is being developed under a separate but connected process.

3.7 Transportation

RURAL GROWTH MANAGEMENT

Deschutes County Goals

Key Issues

1. Parks and recreation, especially outdoor recreation, are a key element of the local quality of life and tourism.
2. The County does not provide parks or recreation.

Goal

1. A regional system of federal, state and local park districts offering a variety of passive and active park and recreation opportunities for today and for future generations

3.8 Rural Recreation



RURAL GROWTH MANAGEMENT

3.8 Rural Recreation



Rural Recreation Policies

Goal I Policies:

- 3.8.5** Support the Committee on Recreational Assets in identifying priority recreational projects.
- 3.8.6** Support implementation of the Trust for Public Lands Greenprint in identifying recreational priorities.
- 3.8.7** Cooperate with federal and state agencies and local park districts that provide park and recreation facilities and opportunities.
- 3.8.8** Facilitate the expansion of park and recreation district lands just outside urban growth boundaries and urban area reserves.
- 3.8.9** Support accessible park and recreation opportunities in compliance with the Americans with Disabilities Act.
- 3.8.10** Coordinate trail design and funding with transportation system plans, including the regional transportation system plan.
- 3.8.11** When planning trail facilities, respect the needs of property owners.
- 3.8.12** Work with unincorporated communities that express an interest in parks, open spaces and community centers.
- 3.8.13** Manage County-owned lands designated as parks as described in the Land Use section of this Plan.
- 3.8.14** Before disposing of County-owned property, review whether the property is suitable for park usage.
- 3.8.15** Support the removal of fences from the river and the donation of portage/walking easements along the river.
- 3.8.16** Encourage the U.S. Forest Service and Bureau of land management to regulate use of motorized vehicles, including motorbikes, ATVs and snowmobiles to minimize environmental degradation.
- 3.8.17** Participate in the planning process with the U.S. Forest Service to eliminate specific vehicular access points to and along the Deschutes River.
- 3.8.18** Encourage the Bureau of Land Management to consolidate ownership of public lands along the Deschutes and Little Deschutes Rivers and Whychus Creek.
- 3.8.19** Support the U.S. Forest Service in controlling permitted levels of commercial whitewater boating.

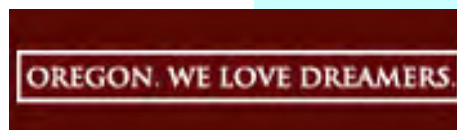
RURAL GROWTH MANAGEMENT

Rural Recreation Policies

3.8 Rural Recreation

Goal I Policies:

- 3.8.1** Support wilderness designation of the Steelhead Falls Wilderness Study Area on the Deschutes River and lower Whychus Creek.
- 3.8.2** Encourage coordination between park and recreation districts and school and fire districts to maximize the provision of parks and recreation facilities and programs.
- 3.8.3** Encourage appropriate recreational uses in rural areas.
- 3.8.4** Work cooperatively with Federal and State agencies to ensure recreational access to public lands



RURAL GROWTH MANAGEMENT

3.8 Rural Recreation

Rural Recreation 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

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- Actions taken within 10-20 years of the adoption of Comprehensive Plan

Ongoing Actions:

Action for Policy 3.8.1

A.3.8.1 Incorporate as determined, elements of the Committee on Recreational Assets into this Plan.

Action for Policy 3.8.2

A.3.8.2 Incorporate as determined, elements of the Trust for Public Lands Greenprint recreational recommendations into this Plan.

Actions for Policy 3.8.3

A.3.8.3 The Statewide Comprehensive Outdoor Recreation Plan and State Park Master Plans shall serve as the basis for coordination on County-wide park and recreation issues.

A.3.8.4 As needed, coordinate with park and recreation districts in setting aside or acquiring suitable public land for park purposes.

A.3.8.5 Coordinate with park and recreation districts to protect existing parks from incompatible adjacent uses.

A.3.8.6 As lands get incorporated into an urban growth boundary, encourage local park and recreation districts to annex those lands into district boundaries.

Action for Policy 3.8.8

A.3.8.7 Incorporate planning for parks, open spaces and community centers into community plans.

Early Actions:

Action for Policy 3.8.3

A.3.8.8 Support taking goal exceptions and rezoning for urban fringe areas owned or acquired by park and recreation districts.

Action for 3.8.17

A.3.6.9 Revise County Code definitions to clarify what is considered a 'Private Park'.

RURAL GROWTH MANAGEMENT

Rural Recreation Action Items

3.8 Rural Recreation

Mid-Term Actions:

Actions for Policy 3.8.3

- A.3.8.10** Request the Bureau of Land Management to designate Big Falls as an “Outstanding Natural Area” if a mutually agreeable land exchange program can be developed.
- A.3.8.11** Advise the State Marine Board of public concerns regarding safety with respect to the use of watercraft on the Deschutes River.

Action for Policy 3.8.6

- A.3.8.12** Initiate a plan to provide and manage rural trail segments needed to provide trail connections or improve bicycle routes.



CHAPTER 3

RURAL GROWTH MANAGEMENT

3.9 Destination Resorts

Key Issues

1. Destination resorts provide financial benefits and employment, but the impacts of resort developments are not clear.
2. The destination resort map needs to be updated.

Goal

1. To provide for development of destination resorts in the County consistent with Statewide Planning Goal 8 in a manner that will be compatible with farm and forest uses, existing rural development, and in a manner that will maintain important natural features, such as habitat of threatened or endangered species, streams, rivers and significant wetlands.
2. To provide a process for the siting of destination resorts on rural lands that have been mapped by Deschutes County as eligible for this purpose.
3. To provide for the siting of destination resort facilities that enhance and diversify the recreational opportunities and economy of Deschutes County.
4. To provide for development of destination resorts consistent with Statewide Planning Goal 12 in a manner that will ensure the resorts are supported by adequate transportation facilities



RURAL GROWTH MANAGEMENT

3.9 Destination Resorts



Destination Resort Policies

- 3.9.1** Destination resorts shall only be allowed within areas shown on the “Deschutes County Destination Resort Map” and when the resort complies with the requirements of Goal 8, ORS 197.435 to 197.467, and Deschutes County Code 18.113.
- 3.9.2** Applications to amend the map will be collected and will be processed concurrently no sooner than 30 months from the date the map was previously adopted or amended
- 3.9.3** Mapping for destination resort siting
- a. To assure that resort development does not conflict with the objectives of other Statewide Planning Goals, destination resorts shall, pursuant to Goal 8, not be sited in Deschutes County in the following areas
 1. Within 24 air miles of an urban growth boundary with an existing population of 100,000 or more unless residential uses are limited to those necessary for the staff and management of the resort;
 2. On a site with 50 or more contiguous acres of unique or prime farm land identified and mapped by the Soil Conservation Service or within three miles of farm land within a High-Value Crop Area;
 3. On predominantly Cubic Foot Site Class 1 or 2 forest lands which are not subject to an approved Goal exception;
 4. On areas protected as Goal 5 resources in an acknowledged comprehensive plan protected in spite of identified conflicting uses (“3A” sites designated pursuant to OAR 660-16-010(1));
 5. Especially sensitive big game habitat, and as listed below, as generally mapped by the Oregon Department of Fish and Wildlife in July 1984, as further refined through development of comprehensive plan provisions implementing this requirement:
 - i. Tumalo deer winter range;
 - ii. Portion of the Metolius deer winter range;
 - iii. Antelope winter range east of Bend near Horse Ridge and Millican

RURAL GROWTH MANAGEMENT

Destination Resort Policies

6. Properties less than 160 acres.
- b. To assure that resort development does not conflict with Oregon Revised Statute, destination resorts shall not be sited in Deschutes County in Areas of Critical State Concern
- c. To assure that resort development does not conflict with the objectives of Deschutes County, destination resorts shall also not be located in the following areas:
 1. Sites listed below that are inventoried Goal 5 resources, shown on the Wildlife Combining Zone, that the County has chosen to protect:
 - i. Antelope Range near Horse Ridge and Millican;
 - ii. Elk Habitat Area; and
 - iii. Deer Winter Range;
 2. Wildlife Priority Area, identified on the 1999 ODFW map submitted to the South County Regional Problem Solving Group;
 3. Lands zoned Open Space and Conservation (OS&C);
 4. Lands zoned Forest Use I (F-I);
 5. Irrigated lands zoned Exclusive Farm Use (EFU) having 40 or greater contiguous acres in irrigation;
 6. Non-contiguous EFU acres in the same ownership having 60 or greater irrigated acres;
 7. Farm or forest land within one mile outside of urban growth boundaries;
 8. Lands designated Urban Reserve Area under ORS 195.145;
 9. Platted subdivisions;
 10. Federal, State, and City lands not otherwise excluded under these policies and 23.84.030(3)(d)(6);
- d. For those lands not located in any of the areas designated in (3)(a) through (c), destination resorts may, pursuant to Goal 8, Oregon Revised Statute and Deschutes County zoning code, be sited in the following areas:

3.9 Destination Resorts



RURAL GROWTH MANAGEMENT

3.9 Destination Resorts



Destination Resort Policies

1. Forest Use 2 (F-2), Multiple Use Agriculture (MUA-10), and Rural Residential (RR-10) zones;
2. Unirrigated EFU land;
3. Irrigated lands zoned Exclusive Farm Use (EFU) having less than 40 contiguous acres in irrigation;
4. Non-contiguous irrigated EFU acres in the same ownership having less than 60 irrigated acres;
5. Minimum parcel size of 160 contiguous acres or greater under one or multiple ownerships;
6. Federal, State, or City land not otherwise excluded that becomes privately owned through land exchanges or other disposition can be considered for destination resort siting consistent with these policies and mapped as available for destination resort development;
- e. Deschutes County shall adopt a map showing where destination resorts can be located in the county. Such map shall become part of the Comprehensive Plan and Zoning Ordinance and shall be an overlay zone designated Destination Resort (DR).

3.9.4 Ordinance provisions

- b. The County shall ensure that destination resorts are compatible with the site and adjacent land uses through enactment of land use regulations that, at a minimum, provide for the following
 1. Maintenance of important natural features, including habitat of threatened or endangered species, streams, rivers, and significant wetlands; maintenance of riparian vegetation within 100 feet of streams, rivers and significant wetlands; and
 2. Location and design of improvements and activities in a manner that will avoid or minimize adverse effects of the resort on uses on surrounding lands, particularly effects on intensive farming operations in the area and on the rural transportation system. In order to adequately assess the effect on the transportation system, notice and the opportunity for comment shall be provided to the relevant road authority.

RESOURCE GROWTH MANAGEMENT

Destination Resort Policies

3. Such regulations may allow for alterations to important natural features, including placement of structures, provided that the overall values of the feature are maintained Use 2 (F-2), Multiple Use Agriculture (MUA-10), and Rural Residential (RR-10) zones.
- b. Minimum measures to assure that design and placement of improvements and activities will avoid or minimize the adverse effects shall include:
 1. The establishment and maintenance of buffers between the resort and adjacent land uses, including natural vegetation and where appropriate, fenced, berms, landscaped areas, and other similar types of buffers.
 2. Setbacks of structures and other improvements from adjacent land uses
- c. The County may adopt additional land use restrictions to ensure that proposed destination resorts are compatible with the environmental capabilities of the site and surrounding land uses.
- d. Uses in destination resorts shall be limited to visitor-oriented accommodations, overnight lodgings, developed recreational facilities, residential uses, commercial uses limited to types and levels necessary to meet the needs of visitors to the resort, and uses consistent with preservation and maintenance of open space.
- e. The zoning ordinance shall include measure that assure that developed recreational facilities, visitor-oriented accommodations and key facilities intended to serve the entire development are physically provided or are guaranteed through surety bonding or substantially equivalent financial assurances prior to closure of sale of individual lots or units. In phased developments, developed recreational facilities and other key facilitated intended to serve a particular phase shall be constructed prior to sales of lots in that phase or guaranteed through surety bonding.



3.9 Destination Resorts



RURAL GROWTH MANAGEMENT

3.9 Destination Resorts

Destination Resort 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 3.9.4

- A.3.9.1** Track destination resort overnight lodging annually.
- A.3.9.2** For each approved resort, maintain a spreadsheet showing at minimum lots platted, houses built, commercial and recreational facilities provided, overnight lodging built and bonded, property taxes paid, lodging taxes collected and open space acreages.

Early Action:

Action for Policy 3.9.4

- A.3.9.3** Create a spreadsheet to track destination resort progress and update it when changes occur.

Action for Policy 3.9.5

- A. 3.9.4** Work with resort providers and County residents to determine revisions to destination resort code that will adequately mitigate concerns over resort impacts.
- A. 3.9.5** Explore opportunities for small destination resorts.

URBAN GROWTH MANAGEMENT

Deschutes County Goals

Key Issues

1. **Working with cities to craft effective urban growth boundaries and urban reserve areas.**
2. **Working with cities on policies for lands inside urban growth boundaries but outside city boundaries.**

Goals

1. **Coordinate with cities and affected agencies and individuals to craft urban growth boundaries and urban reserve areas that provide an orderly and efficient transition from rural to urban lands.**
2. **Coordinate with cities on urban growth area zoning for lands inside urban growth boundaries but outside city boundaries or in urban reserve areas.**

4.2 Urbanization

URBAN GROWTH MANAGEMENT

4.2 Urbanization Policies

Urbanization Policies

Urban Growth Boundary Policies

Goal 1 Policies

- 4.2.1 The County shall participate in the processes initiated by cities in its jurisdiction to amend their urban growth boundaries.
- 4.2.2 Promote urban reserve areas as an effective planning tool.
- 4.2.3 Review the idea of using rural reserves to provide buffers around urban reserve areas.
- 4.2.4 The City of Redmond Comprehensive Plan shall be the policy document that is the basis for implementing land use plans and ordinances in Redmond's Urban Growth Boundary.
- 4.2.5 Deschutes County adopts by reference the goals, policies, programs, elements, and statements of intent of the Redmond Comprehensive Plan, the officially adopted comprehensive plan for the City of Redmond and its surrounding Urban Growth Boundary.

Goal 2 Policies

- 4.2.6 Urban growth area zoning shall be the primary documents for coordination and land use decisions inside urban growth boundaries and outside the incorporated cities.
- 4.2.7 Urban growth area zoning shall be developed in close cooperation with the city involved to integrate the type, timing and location of development of public facilities and services.
- 4.2.8 Promote smart growth policies and actions in crafting urban growth area zoning.
- 4.2.9 Negotiate intergovernmental agreements to coordinate with cities on land use inside urban growth boundaries and outside the incorporated cities.

URBAN GROWTH MANAGEMENT

Urbanization Policies

4.2 Urbanization Policies

Urban Reserve Area Policies

Redmond Urban Reserve Area

- 4.2.10** The Redmond Urban Reserve Area (RURA) shall be designated with an urban reserve boundary located on the County's Comprehensive Plan Map.
- 4.2.11** The County shall implement the Urban Reserve Area designation through the application of a RURA Combining Zone. The text of this combining zone shall be added and maintained in Title 18, County Zoning, of the Deschutes County Code.
- 4.2.12** Until included in the Redmond Urban Growth Boundary, lands zoned Multiple Use Agricultural, Surface Mining, Rural Residential, or EFU in the RURA shall continue to be planned and zoned for rural uses, but in a manner that ensures a range of opportunities for the orderly, economic and efficient provision of urban services when these lands are included in the urban growth boundary.
- 4.2.13** The County, by designating a RURA, shall adopt and implement land use regulations that ensure development and division of land in the Multiple Use Agricultural, Surface Mining or Rural Residential zoning districts, will not hinder the efficient transition to urban land uses and the orderly and efficient provision of urban services.
- 4.2.14** These land use regulations shall include:
- a. Prohibition on the creation of new parcels less than ten acres;
 - b. Regulations that prohibit zone changes or plan amendments allowing more intensive uses, including higher residential density, than permitted by the acknowledged zoning in effect as of the date of establishment of the urban reserve area. Such regulations shall remain in effect until such time as the land is included in the Redmond Urban Growth Boundary.
- 4.2.15** Partitions of land zoned Exclusive Farm Use shall be allowed according to state law and the County Zoning Ordinance.

URBAN GROWTH MANAGEMENT

4.2 Urbanization Policies

Urbanization Policies

Urban Reserve Area Policies

Redmond Urban Reserve Area

- 4.2.16** The Redmond Urban Reserve Area (RURA) shall be designated with an urban reserve boundary located on the County's Comprehensive Plan Map.
- 4.2.17** The City of Redmond and Deschutes County shall adopt a RURA Agreement consistent with their respective comprehensive plans and the requirements of OAR 660-021-0050.
- 4.2.18** New arterial and collector right-of-way established in the RURA shall meet the right-of-way standards of Deschutes County or the City of Redmond, whichever is greater.
- 4.2.19** The siting of new development shall be regulated along existing and future arterial and collector right-of-way, designated on the County's Transportation System Plan, for the purpose of ensuring the opportunity for future urban development and public facilities.
- 4.2.20** The siting of a single family dwelling on a legal parcel is permissible if the single family dwelling would otherwise have been allowed under law, existing prior to the designation of the parcel as part of the Redmond Urban Reserve Area.
- 4.2.21** City of Redmond shall collaborate with Deschutes County to assure that the County owned 1800 acres in the RURA is master planned before it is incorporated into Redmond's urban growth boundary.

URBAN GROWTH MANAGEMENT

Urbanization Action Items

Ongoing Actions:

Action of Policy 4.2.1

A.4.2.1 Deschutes County will continue coordinating with the City of Bend to amend its UGB.

A.4.2.2 Deschutes County will coordinate with the City of La Pine to adopt its first UGB.

Early Actions

Action of Policy 4.2.2

A.4.2.3 Upon the State's approval of Bend's Urban Growth Boundary. County staff will collaborate to develop a Bend Urban Reserve Area.

4.2

Urbanization 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

CHAPTER 4

URBAN GROWTH MANAGEMENT

Deschutes County Goals

4.4 Sunriver Unincorporated Community

Sunriver Urban Unincorporated Community

No goals have been defined for the Sunriver Urban Unincorporated Community

URBAN GROWTH MANAGEMENT

4.4 Sunriver Unincorporated Community

Sunriver Urban Unincorporated Community Policies

General Land Use Policies

- 4.4.1 Land use regulations shall conform to the requirements of OAR 660 Division 22 or any successor.
- 4.4.2 County comprehensive plan policies and land use regulations shall ensure that new uses authorized within the Sunriver Urban Unincorporated Community do not adversely affect forest uses in the surrounding Forest Use Zones.
- 4.4.3 To protect scenic views and riparian habitat within the community, appropriate setbacks shall be required for all structures built on properties with frontage along the Deschutes River.
- 4.4.4 Open space and common area **unless otherwise zoned for development** shall remain undeveloped except for community amenities such as bike and pedestrian paths, and parks and picnic areas.
- 4.4.5 Public access to the Deschutes River shall be preserved.
- 4.4.6 The County supports the design review standards administered by the Sunriver Owners Association.

Residential District Policies

- 4.4.7 Areas designated residential on the comprehensive plan map shall be developed with single family or multiple family residential housing.

Commercial District Policies

- 4.4.8 Small-scale, low-impact commercial uses shall be developed in conformance with the requirements of OAR Chapter 660, Division 22. Larger, more intense commercial uses shall be permitted if they are intended to serve the community, the surrounding rural area and the travel needs of people passing through the area.
- 4.4.9 Development standards in the commercial district should encourage new development that is compatible with the existing pedestrian mall style of development that serves as the commercial core of the Sunriver Urban Unincorporated Community.
- 4.4.10 No additional land shall be designated Commercial until the next periodic review.

URBAN GROWTH MANAGEMENT

Sunriver Urban Unincorporated Community Policies

4.4 Sunriver Unincorporated Community

- 4.4.11** Multiple-family residences and residential units in commercial buildings shall be permitted in the commercial area for the purpose of providing housing which is adjacent to places of employment. Single-family residences shall not be permitted in commercial areas.
- 4.4.12** Approval standards for conditional uses in the commercial district shall take into consideration the impact of the proposed use on the nearby residential and commercial uses and the capacity of the transportation system and public facilities and services to serve the proposed use.

Resort District Policies

- 4.4.13** Areas designated resort on the comprehensive plan map shall be designated resort, resort marina, resort golf course, resort equestrian or resort nature center district on the zoning map to reflect a development pattern which is consistent with resort uses and activities.

Business Park District Policies

- 4.4.14** A variety of commercial uses which support the needs of the community and surrounding rural area, and not uses solely intended to attract resort visitors, should be encouraged.
- 4.4.15** Allow small-scale, low-impact commercial uses in conformance with the requirements of OAR Chapter 660, Division 22. Larger more intense commercial uses shall be permitted if they are intended to serve the community, the surrounding rural area and the travel needs of people passing through the area.
- 4.4.16** Small-scale, low-impact industrial uses should be allowed in conformance with the requirements of OAR Chapter 660, Division 22. No more intensive industrial uses shall be allowed.

URBAN GROWTH MANAGEMENT

4.4 Sunriver Unincorporated Community

Sunriver Urban Unincorporated Community Policies

Community District Policies

- 4.4.17** Areas designated community on the comprehensive plan map shall be designated community general, community recreation, community limited or community neighborhood district on the zoning map to reflect a development pattern which is consistent community uses and activities.
- 4.4.18** Lands designated community shall be developed with uses which support all facets of community needs, be they those of year round residents or part time residents and tourists.
- 4.4.19** Development shall take into consideration the unique physical features of the community and be sensitive to the residential development within which the community areas are interspersed.

Airport District Policies

- 4.4.20** Future development shall not result in structures or uses which, due to extreme height or attraction of birds, would pose a hazard to the operation of aircraft.
- 4.4.21** Future development should not allow uses which would result in large concentrations or gatherings of people in a single location.

Utility District Policies

- 4.4.22** Lands designated utility shall allow for development of administrative offices, substations, storage/repair yards, distribution lines and similar amenities for services such as water, sewer, telephone, cable television and wireless telecommunications.

Forest District Policies

- 4.4.23** Uses and development on property designated forest that are within the Sunriver Urban Unincorporated Community boundary shall be consistent with uses and development of other lands outside of the community boundary which are also designated forest on the Deschutes County comprehensive plan map.

URBAN GROWTH MANAGEMENT

Sunriver Urban Unincorporated Community Policies

4.4 Sunriver Unincorporated Community

- 4.4.24 Forest district property shall be used primarily for effluent storage ponds, spray irrigation of effluent, biosolids application and ancillary facilities necessary to meet Oregon Department of Environmental Quality sewage disposal regulations.
- 4.4.25 The development of resort, residential or non-forest commercial activities on Forest district lands shall be prohibited unless an exception to Goal 14 is taken.

General Public Facility Policies

- 4.4.26 Residential minimum lot sizes and densities shall be determined by the capacity of the water and sewer facilities to accommodate existing and future development and growth.
- 4.4.27 New uses or expansion of existing uses within the Sunriver Urban Unincorporated Community which require land use approval shall be approved only upon confirmation from the Sunriver Utility Company that water and sewer service for such uses can be provided.
- 4.4.28 **The Sunriver Water LLC/Environmental/LLC Water and Sewer District shall only expand outside of the historic Sunriver boundaries if it can be demonstrated that the expansion will not existing residences**

Water Facility Policies

- 4.4.29 Water service shall continue to be provided by the Sunriver Utilities Company.

Sewer Facility Policies

- 4.4.30 Sewer service shall continue to be provided by the Sunriver Utilities Company.
- 4.4.31 Transportation System Maintenance Policies
- 4.4.32 Privately-maintained roads within the Sunriver Urban Unincorporated Community boundary shall continue to be maintained by the Sunriver Owners Association.
- 4.4.33 The bicycle/pedestrian path system in Sunriver shall continue to be maintained by the Sunriver Owners Association or as otherwise provided by a maintenance agreement.

URBAN GROWTH MANAGEMENT

4.4 Sunriver Unincorporated Community

Sunriver Urban Unincorporated Community Policies

- 4.4.34** The County will encourage the future expansion of bicycle/pedestrian paths within the Sunriver Urban Unincorporated Community boundary in an effort to provide an alternative to vehicular travel.
- 4.4.35** All public roads maintained by the County shall continue to be maintained by the County. Improvements to County maintained public roads shall occur as described the County Transportation System Plan.

URBAN GROWTH MANAGEMENT

Sunriver Unincorporated Community Action Items

**4.4 Sunriver
Unincorporated
Community**

CHAPTER 4

URBAN GROWTH MANAGEMENT

A Community Plan is being prepared and will replace this section.

4.5 Terrebonne Rural Community

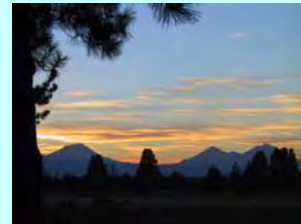


CHAPTER 4

URBAN GROWTH MANAGEMENT

A Community Plan is being prepared and will replace this section.

4.6 Tumalo Rural Community



CHAPTER 4

URBAN GROWTH MANAGEMENT

Deschutes County Goals

Black Butte Resort Community

No goals have been defined for the Black Butte Resort Community

4.7 Black Butte Resort Community



URBAN GROWTH MANAGEMENT

4.7 Black Butte Resort Community



Black Butte Resort Community Policies

General Resort Community Policies

- 4.7.1** Land use regulations shall conform to the requirements of OAR 660 Division 22 or any successor.
- 4.7.2** County comprehensive plan policies and land use regulations shall ensure that new uses authorized within the Black Butte Ranch Resort Community do not adversely affect forest uses in the surrounding Forest Use Zones.
- 4.7.3** Designated open space and common area shall remain undeveloped except for community recreation uses. Areas developed as golf courses shall remain available for that purpose or for open space/recreation uses.
- 4.7.4** The provisions of the Landscape Management Overlay Zone shall apply in Resort Communities where the zone exists along Century Drive, Highway 26 and the Deschutes River.
- 4.7.5** Residential minimum lot sizes and densities shall be determined by the capacity of the water and sewer facilities to accommodate existing and future development and growth.
- 4.7.6** The resort facility and resort recreation uses permitted in the zoning for Black Butte Ranch and the Inn of the Seventh Mountain/Widgi Creek shall serve the resort community.

Black Butte Ranch Policies

- 4.7.7** The County supports the design review standards administered by the Architectural Review Committee.
- 4.7.8** Residential, resort and utility uses shall continue to be developed in accordance with the Master Design for Black Butte Ranch and the respective Section Declarations.
- 4.7.9** Industrial activities, including surface mining, shall only occur in the area zoned Black Butte Ranch Surface Mining, Limited Use Combining District (Black Butte Ranch SM/LU) located in the northwest corner of Black Butte Ranch.

URBAN GROWTH MANAGEMENT

Black Butte Resort Community Policies

4.7 Black Butte Resort Community

- 4.7.10** Employee housing shall be located in the area zoned Black Butte Ranch-Utility/Limited Use Combining District (Black Butte Ranch-U/LU).
- 4.7.11** Any amendment to the allowable use(s) in either the Resort Community District or the Limited Use Combining District shall require an exception in accordance with applicable statewide planning goal(s), OAR 660-04-018/022 and DCC 18.112 or any successor.
- 4.7.12** The westerly 38-acres zoned Black Butte Ranch Surface Mining, Limited Use Combining District (Black Butte Ranch SM/LU) shall be used for the mining and storage of aggregate resources. Uses that do not prevent the future mining of these resources, such as disposal of reclaimed effluent and woody debris disposal from thinning and other forest practices may be allowed concurrently. Other resort maintenance, operational and utility uses, such as a solid waste transfer station, maintenance facility or equipment storage may be allowed only after mining and reclamation have occurred.
- 4.7.13** The 18.5 acres zoned Black Butte Ranch-Utility/Limited Use Combining District (Black Butte Ranch-U/LU) may be used for the disposal of reclaimed sludge.
- 4.7.14** The area west of McCallister Road and east of the area zoned Black Butte Ranch may be used for large equipment storage, general storage, maintenance uses, RV storage, telephone communications, administration offices, housekeeping facilities and employee housing.
- 4.7.15** Employee housing shall be set back at least 250 feet from the eastern boundary of the area zoned Black Butte Ranch Surface Mining, Limited Use Combining District (Black Butte Ranch SM/LU).

Surface mining within the Black Butte Ranch community boundary shall adhere to the following Goal 5 ESEE "Program to Meet Goal" requirements:

- 4.7.16** Only the western most 38 acres of the site shall continue to be mined.



URBAN GROWTH MANAGEMENT

4.7 Black Butte Resort Community



Black Butte Resort Community Policies

- 4.7.17** Setbacks shall be required for potential conflicting residential and other development. A minimum 50-foot setback shall be maintained from the perimeter of tax lot 202 for all surface mining activity.
- 4.7.18** Noise impact shall be mitigated by buffering and screening.
- 4.7.19** Hours of operation shall be limited to between 7:00 a.m. and 6:00 p.m. weekdays. No operations shall be allowed on weekends and holidays.
- 4.7.20** Processing shall be limited to 45 days in any one year, to be negotiated with Deschutes County in the site plan process in consultation with the Oregon Department of Fish and Wildlife (ODFW).
- 4.7.21** The conditions set forth in the August 10, 1989, letter of ODFW shall be adhered to.
- 4.7.22** Extraction at the site shall be limited to five acres at a time with on-going incremental reclamation (subject to DOGAMI review and approval).
- 4.7.23** Mining operations, siting of equipment, and trucking of product shall be conducted in such a manner that applicable DEQ standards are met and minimizes noise and dust.
- 4.7.24** DOGAMI requirements for a permit once mining affects more than five acres outside the 8.6-acre exemption are shall be met.
- 4.7.25** A conditional use permit shall be obtained from Deschutes County, under the provisions of section 18.128.280. Surface mining of resources exclusively for on-site personal, farm or forest use or maintenance of irrigation canals, before mining activity affects more than five acres outside the 8.6-acre exempt area.

Public Facility Policies

- 4.7.26** Police protection services for both communities shall be provided under contract with the Deschutes County Sheriff.

URBAN GROWTH MANAGEMENT

Black Butte Resort Community Policies

- 4.7.28** The Black Butte Ranch Water Distribution Company and the Black Butte Ranch Corporation shall confirm the water and sewer service, respectively, can be provided for new uses or expansion of existing uses that require land use approval.
- 4.7.29** The Black Butte Ranch Water Distribution Company shall provide water service for the Black Butte Ranch Resort Community.
- 4.7.30** The Black Butte Ranch Corporation shall provide sewer service for Black Butte Ranch.
- 4.7.31** The Black Butte Ranch Fire Protection District shall provide fire protection services for Black Butte Ranch.
- 4.7.32** The roads and the bicycle/pedestrian path system within the Black Butte Ranch Resort Community boundary shall be maintained by the Black Butte Ranch Owners Association.

4.7 Black Butte Resort Community

URBAN GROWTH MANAGEMENT

4.7 Black Butte Resort Community

Black Butte Resort 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

CHAPTER 4

URBAN GROWTH MANAGEMENT

Deschutes County Goals

Inn of 7th Mountain / Widgi Creek Resort Community

No goals have been defined for the Inn of 7th Mountain / Widgi Creek Resort Community

4.8 Inn of 7th Mountain / Widgi Creek Community



URBAN GROWTH MANAGEMENT

4.8 Inn of 7th Mountain / Widgi Creek Community



Inn of 7th Mountain / Widgi Resort Community Policies

General Resort Community Policies

- 4.8.1** Land use regulations shall conform to the requirements of OAR 660 Division 22 or any successor.
- 4.8.2** County comprehensive plan policies and land use regulations shall ensure that new uses authorized within the Black Butte Ranch Resort Community do not adversely affect forest uses in the surrounding Forest Use Zones.
- 4.8.3** Designated open space and common area shall remain undeveloped except for community recreation uses. Areas developed as golf courses shall remain available for that purpose or for open space/recreation uses.
- 4.8.4** The provisions of the Landscape Management Overlay Zone shall apply in Resort Communities where the zone exists along Century Drive, Highway 26 and the Deschutes River.
- 4.8.5** Residential minimum lot sizes and densities shall be determined by the capacity of the water and sewer facilities to accommodate existing and future development and growth.
- 4.8.6** The resort facility and resort recreation uses permitted in the zoning for Black Butte Ranch and the Inn of the Seventh Mountain/Widgi Creek shall serve the resort community.

Inn of the 7th Mountain / Widgi Creek Policies

- 4.8.7** Any amendment to the allowable uses(s) in either the Resort Community District or the Widgi Creek Residential District shall require an exception in accordance with applicable statewide planning goal(s), OAR 660-04-018/022 or any successor, and DCC 18.112 or any successor

Public Facilities

- 4.8.8** Police protection services for both communities shall be provided under contract with the Deschutes County Sheriff.
- 4.8.9** Water service shall be supplied by on-site wells for the Inn/Widgi Resort Community.

URBAN GROWTH MANAGEMENT

Inn of 7th Mountain / Widgi Resort Community Policies

- 4.8.10** New uses or expansion of existing uses that require land use approval shall be approved only upon confirmation from the City of Bend that sewer service can be provided.
- 4.8.11** Fire protection services for the Inn/Widgi shall be provided through a contract with the City of Bend until such time as Inn/Widgi develops another plan to provide adequate fire protection.
- 4.8.12** The Resort Community, not Deschutes County, shall maintain roads in the community.
- 4.8.13** The bicycle/pedestrian path system shall be maintained by the Inn/Widgi Owners Association.
- 4.8.14** Emergency access between Widgi Creek and the Inn of the Seventh Mountain shall be provided in accordance with the approved development plan for the Elkai Woods town homes. The respective resort property owners shall maintain emergency access between the Inn and Widgi Creek.

4.8 Inn of 7th Mountain / Widgi Creek Community



URBAN GROWTH MANAGEMENT

4.8 Inn of 7th Mountain / Widgi Creek Community

Inn of 7th Mountain / Widgi Resort Action Items

CHAPTER 4

URBAN GROWTH MANAGEMENT

Deschutes County Goals

**4.9 Rural
Service Centers**

Rural Service Centers

No goals have been defined for Rural Service Centers

URBAN GROWTH MANAGEMENT

4.9 Rural Service Centers

Rural Service Centers Policies

- 4.9.1** Land use regulations shall conform to the requirements of OAR 660, Division 22 or any successor.
- 4.9.2** Rural Service Center zoning shall be applied to Alfalfa and Brothers and shall consist of three districts: Commercial/Mixed Use; Residential; and Open Space.
- 4.9.3** Rural Service Center zoning shall be applied to Hampton, Whistlestop and Wildhunt and shall consist of a single Commercial/Mixed Use District.
- 4.9.4** The area in the Brothers Rural Service Center Boundary that is north of Highway 20 and east of Camp Creek Road shall be zoned as Rural Service Center - Open Space District (RSC-OS).
- 4.9.5** In April 2002, Alfalfa area residents expressed a desire to keep the community “the way it is” and to limit commercial activity to 2-acres south of Willard Road that is the site of the Alfalfa Community Store and the community water system. These two acres are designated as a mixed used commercial district in the Comprehensive Plan and shall be zoned mixed use commercial. The remaining 20 acres of the Rural Service Center will continue to be zoned Rural Service Center – Residential District, with a 5-acre minimum lot size. Since the Board of County Commissioners finds it may be necessary to accommodate the need for future commercial expansion 2 acres north of Willard Road are being designated on the Comprehensive Plan for future commercial uses. A zone change to mixed use commercial can be considered only for a specific use and upon findings that the existing commercial area is fully developed.
- 4.9.6** County Comprehensive Plan policies and land use regulations shall ensure that new uses authorized within the Alfalfa, Brothers, Hampton, Millican, Whistlestop and Wildhunt Rural Service Centers do not adversely affect agricultural and forest uses in the surrounding areas.

URBAN GROWTH MANAGEMENT

Rural Service Centers Policies

4.9 Rural Service Centers

- 4.9.7** Zoning in the area shall promote the maintenance of the area's rural character. New commercial uses shall be limited to small-scale, low impact uses that are intended to serve the community and surrounding rural area or the travel needs of people passing through the area. The Commercial/Mixed use zoning regulations shall allow a mixed use of residential or small-scale commercial uses.
- 4.9.8** Residential and commercial uses shall be served by DEQ approved on-site sewage disposal systems.
- 4.9.9** Residential and commercial uses shall be served by on site wells or public water systems.
- 4.9.10** Community water systems, motels, hotels and industrial uses shall not be allowed.
- 4.9.11** Recreational vehicle or trailer parks and other uses catering to travelers shall be permitted.
- 4.9.12** The County shall consider ways to improve services in the area consistent with the level of population to be served.

URBAN GROWTH MANAGEMENT

4.9 Rural Service Centers

Rural Service Centers 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