



MEMORANDUM

TO: Deschutes County Board of Commissioners (Board)

FROM: Rachel Vickers, Associate Planner

DATE: August 16, 2023

SUBJECT: Consideration of First Reading of Ordinance 2023-018 – A Plan Amendment and Zone Change (file nos. 247-22-000792-PA, 793-ZC).

The Board of County Commissioners (Board) will consider a first reading of Ordinance 2023-018 on August 16, 2023 to consider a request for a Plan Amendment and Zone Change (file nos. 247-22-000792-PA, 793-ZC) for one tax lot totaling approximately 40 acres, to the east of the City of Bend and south of Highway 20.

I. BACKGROUND

The applicant and property owner, Kevin Griffin, is requesting a Comprehensive Plan Amendment to re-designate the subject property from Agriculture to Rural Residential Exception Area and a Zoning Map Amendment to rezone the property from Exclusive Farm Use (EFU) to Multiple Use Agricultural (MUA-10). The applicant argues that the subject property does not meet the definition of “agricultural land” due to its poor soil quality. For this reason, it is the applicant’s position that a mistake was made when the property was originally zoned and MUA-10 zoning is more appropriate. The applicant provided a supplementary soil study that identifies non-high value (Class VII and VIII) soils on a majority (58.5%) of the subject property.

A public hearing before a Hearings Officer was conducted on February 28, 2023 with the Hearings Officer’s recommendation of approval issued on March 24, 2023. The Board held a public hearing on May 31, 2023 and closed the hearing with no open record period. On June 28, the Board deliberated to approve the requests, with a unanimous vote in favor of the subject applications.

II. NEXT STEPS / SECOND READING

The Board is tentatively scheduled to conduct the second reading of Ordinance 2023-018 on August 30, 2023, fourteen (14) days following the first reading.

ATTACHMENTS:

1. Draft Ordinance 2023-018 and Exhibits

Exhibit A: Legal Descriptions

Exhibit B: Proposed Plan Amendment Map

Exhibit C: Proposed Zone Change Map

Exhibit D: Comprehensive Plan Section 23.01.010, Introduction

Exhibit E: Comprehensive Plan Section 5.12, Legislative History

Exhibit F: Hearings Officer Recommendation