



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: May 21, 2025

SUBJECT: Work Session: Preparation for Public Hearing - Clear and Objective Housing Text Amendments to Deschutes County Code Section Title 17 (Subdivisions)

RECOMMENDED MOTION:

N/A

BACKGROUND AND POLICY IMPLICATIONS:

The Board of County Commissioners will conduct a work session to consider further text amendments to establish "clear and objective" housing development standards.

Beginning in 2017, the Oregon State Legislature passed a series of bills to encourage the expansion of the supply of housing. The passage of Senate Bill (SB) 1051 prohibited cities from denying applications for housing developments within urban growth boundaries, provided those applications complied with "clear and objective standards, including but not limited to clear and objective design standards contained in the county comprehensive plan or land use regulations." These provisions require local governments to apply only clear and objective standards, criteria, and procedures to applications for housing projects and prohibit the discouragement of new housing through unreasonable delay.

In 2023, House Bill (HB) 3197 expanded the clear and objective housing standards mandate to "...unincorporated communities designated in a county's acknowledged comprehensive plan after December 5, 1994, non-resource lands, and areas zoned for rural residential use as defined in ORS 215.501." The provisions of HB 3197 will take effect on July 1, 2025.

Staff will prepare the Board for a public hearing on May 28, 2025 on the second set of proposed clear and objective amendments (file no. 247-25-000110-TA). Within the proposed amendments, added language is shown underlined and deleted text is shown as strikethrough.

BUDGET IMPACTS:

None

ATTENDANCE:

Tarik Rawlings, Senior Transportation Planner

Will Groves, Planning Manager