

**07/18/23 Expanded ESEE Analyses**

**Introduction**

This expanded Economic Social Environmental Energy (ESEE) analysis was prepared by the applicant for the Board of County Commissioners’ consideration to supplement the Board’s findings supporting Ordinance No 2022-011(File Nos. 247-21-000881-PA / 000882-ZC) or a subsequent Ordinance that the Board may adopt as part of these remand proceedings. The applicant had submitted a more condensed version to the record on June 23, 2023. This ESEE addresses all permissible and conditional uses listed in DCC 18.100.

As mentioned in that submittal, although the subject property is located within the Landscape Management Road combining zone, the resource that the LM combining zone looks to protect – scenic views – is diminished at this point along Highway 97. The scenic impacts from a conflicting use whether it be a feed lot, a substation, a cell tower, or a building to house a welding business are all generally the same. None of the allowed or conditional uses would enhance or detract from the view at this point along Highway 97 due to the fact that there is a hill that obscures views to the west and there is a rural residential subdivision developed on the hill. The view from Highway 97 consists of roof tops, siding of the houses, the hill, and the existing structures on the subject property. Additional structures for various types of uses on the subject property will only minimally affect the view. If there were unobstructed views of, for example, the Three Sisters or other Cascade peaks, or perhaps a view of the Deschutes River, those impacts could be significant. This is not the case for the subject property and the viewshed provided by the adjoining property to the west.

As the Board considers whether or how to allow new conflicting uses, the context of the site and the value it contains as a Goal 5 resource is important. Here, the relevant context includes: diminished viewshed quality, existing development on adjoining property, and development on the subject property.

<b>Conflicting Use</b>	<b>Positive Economic Consequences of Allowing</b>	<b>Negative Economic Consequences of Allowing</b>
<b>Common to all Conflicting Uses</b>	<p>Continuing to allow each of the conflicting uses would provide direct economic benefits to the owners of the subject properties as well as the various industries that would market and develop the new uses.</p> <p>For commercial uses, ongoing employment</p>	<p>The County’s original ESEE analysis contained in Ordinance 92-052 notes that “[t]he economic impact of maintaining the visual quality of the area would be positive. Deschutes County would remain a desirable place to live, thereby maintaining neighborhood property values. Maintaining</p>

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Conflicting Use	Positive Economic Consequences of Allowing	Negative Economic Consequences of Allowing
	<p>opportunities and income streams are anticipated.</p> <p>The subject property would offer needed services to the rural land owners between Bend and Redmond.</p> <p>Conversations with commercial brokers reveal high demand and low vacancies for Industrial land in Central Oregon. The Quarterly Compass Commercial industry report identifies that there is 0.80% vacancy rate in the Bend industrial market and a 2.45% vacancy rate in the Redmond industrial market. Additional supply of such industrial land will provide business opportunities.</p>	<p>or enhancing visual quality makes the county a more attractive place visit, thereby attracting more visitors and inducing people to stay longer.”</p> <p>Although those observations are still generally true 30 years later, it is undeniable that at this location along Highway 97 the scenic viewshed is of marginal value. Accordingly, there would be minimal detracting to the viewshed from RI development on site. The identified conflicting uses permissible in the RI zone on this particular site will have a minimal negative economic consequence on the property or the county overall.</p>
<b>Farming or forest use.</b>	<p>Farm or forest uses on the subject property are already permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.</p>	<p>Farm or forest uses on the subject property are already permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.</p>
<b>Primary processing, packaging, treatment, bulk storage and distribution of the following products:</b>	<p>Additional job opportunities associated with processing, packaging and distribution of various agricultural, timber-related and aggregate-related products on site would be a positive economic consequence for</p>	<p>Processing, packaging and distribution of various agricultural, timber-related and aggregate-related products on site would have no negative economic consequences which differ from the “Common”</p>

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Conflicting Use	Positive Economic Consequences of Allowing	Negative Economic Consequences of Allowing
<p><b>1. Agricultural products, including foodstuffs, animal and fish products, and animal feeds.</b></p> <p><b>2. Ornamental horticultural products and nurseries.</b></p> <p><b>3. Softwood and hardwood products excluding pulp and paper manufacturing.</b></p> <p><b>4. Sand, gravel, clay and other mineral products.</b></p>	<p>the community. Such uses could provide needed construction materials (hardwood products &amp; sand/gravel) in closer proximity to projects located in the vicinity versus driving to Redmond or Bend for such products.</p>	<p>economic consequences noted above.</p> <p>Additionally, processing facilities on the subject property are already conditionally permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.</p>
<p><b>Residence for caretaker or night watchman on property.</b></p>	<p>A residence for a caretaker would provide economic benefit to the caretaker and construction of such a residence would be positive economic activity for the housing construction industry in central Oregon. It could also have a positive economic consequence by deterring theft of materials on site impacting the specific business.</p>	<p>There are no negative economic consequences from a residence for a caretaker on the property which differ from the "Common" economic consequences noted above.</p>
<p><b>Freight Depot, including the loading, unloading, storage and distribution of goods and materials by railcar or truck.</b></p>	<p>Additional job opportunities arising from a Freight Depot on site would be a positive economic consequence for the community.</p>	<p>Construction of likely necessary access improvements to Highway 97 for a use with such substantial traffic impacts could interrupt traffic and cause delays which can disrupt economic activity.</p>
<p><b>Contractor's or building materials business and other construction-related business including plumbing, electrical, roof, siding, etc., provided such use is wholly enclosed within a building or no outside storage is</b></p>	<p>Additional job opportunities from allowing such economic activity on site would be a positive economic consequence for the community.</p>	<p>There are no negative economic consequences from this type of use locating on the subject property which differ from the "Common" economic consequences noted above.</p>

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Conflicting Use	Positive Economic Consequences of Allowing	Negative Economic Consequences of Allowing
<b>permitted unless enclosed by sight-obscuring fencing.</b>		
<b>Ice or cold storage plant.</b>	Additional job opportunities from allowing such economic activity on site would be a positive economic consequence for the community. For example, The benefits offered to the local brewery and cidery industries could be substantial.	There are no negative economic consequences from this type of use locating on the subject property which differ from the “Common” economic consequences noted above.
<b>Wholesale distribution outlet including warehousing but excluding open outside storage.</b>	Additional job opportunities from allowing such economic activity on site would be a positive economic consequence for the community.	Construction of likely necessary access improvements to Highway 97 for a use with such substantial traffic impacts could interrupt traffic and cause delays which can disrupt economic activity.
<b>Welding, sheet metal or machine shop provided such is wholly enclosed within a building or all outside storage is enclosed by sight-obscuring fencing.</b>	Additional job opportunities from allowing such economic activity on site would be a positive economic consequence for the community. For example, such a service at this location could be a benefit to local homeowners and businesses who need such service without the need to drive to Redmond or Bend for such services.	There are no negative economic consequences from this type of use locating on the subject property which differ from the “Common” economic consequences noted above..

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Conflicting Use	Positive Economic Consequences of Allowing	Negative Economic Consequences of Allowing
<b>Kennel or a Veterinary clinic.</b>	Additional job opportunities from allowing such economic activity on site would be a positive economic consequence for the community. Such a service at this location could be a benefit to local homeowners and businesses who need such service without the need to drive to Redmond or Bend for such services.	There are no negative economic consequences from this type of use locating on the subject property which differ from the "Common" economic consequences noted above..  Additionally, commercial dog boarding kennels on the subject property are already permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.
<b>Lumber manufacturing and wood processing except pulp and paper manufacturing.</b>	Additional job opportunities from allowing such economic activity on site would be a positive economic consequence for the community.	There are no negative economic consequences from this type of use locating on the subject property which differ from the "Common" economic consequences noted above.
<b>Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards and criteria established by DCC 18.116.230.</b>	Additional job opportunities from a class I or II road project on site would be a positive economic consequence for the community.	Loss of potential economic use of the land resulting from the Class I or II road project could be a negative economic consequence for the community and land owner.
<b>Class III road or street project.</b>	Additional job opportunities from allowing a class III road project on site would be a positive economic consequence for the community.	Loss of potential economic use of the land resulting from the Class I or II road project could be a negative economic consequence for the community and land owner.

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Conflicting Use	Positive Economic Consequences of Allowing	Negative Economic Consequences of Allowing
<p><b>Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.</b></p>	<p>There is an existing Central Oregon Irrigation District canal that splits the property. Continued operation, maintenance and potential piping are positive economic consequences as irrigation water drives agricultural economic activity. Further, piping such canal facilities would likely improve the view shed, further enhancing the economic value of Deschutes County's view shed as seen from the subject property.</p>	<p>There are no negative economic consequences from this type of use locating on the subject property because of the existing Central Oregon Irrigation District facilities adjacent to and on the property.</p>
<p><b>Concrete or ready-mix plant.</b></p>	<p>Such a use on the subject property could benefit nearby residents and agricultural uses by providing needed services in close proximity. It also provides potential employment opportunities. Ready mix plants in Bend and Redmond are all at least 10 miles from this location. Projects in the rural residential areas in this vicinity would benefit from the shorter trip.</p>	<p>There are no negative economic consequences from this type of use locating on the subject property which differ from the "Common" economic consequences noted above.</p>
<p><b>Petroleum products storage and distribution.</b></p>	<p>Additional job opportunities from allowing such economic activity on site would be a positive economic consequence for the community.</p>	<p>There are no negative economic consequences from this type of use locating on the subject property which differ from the "Common" economic consequences noted above.</p>

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Conflicting Use	Positive Economic Consequences of Allowing	Negative Economic Consequences of Allowing
<p><b>Storage, crushing and processing of minerals, including the processing of aggregate into asphaltic concrete or Portland Cement Concrete.</b></p>	<p>Additional job opportunities from allowing such economic activity on site would be a positive economic consequence for the community. Further, availability of such materials to local land and business owners could be of benefit removing time and cost to travel to Bend or Redmond for such resource.</p>	<p>There are no negative economic consequences from this type of use locating on the subject property which differ from the "Common" economic consequences noted above.</p>
<p><b>Commercial feedlot, stockyard, sales yard, slaughterhouse and rendering plant.</b></p>	<p>Additional job opportunities from allowing such economic activity on site would be a positive economic consequence for the community. Further, such a use at this location close to agricultural uses in central Oregon may provide additional options for livestock and similar operations.</p>	<p>There are no negative economic consequences from this type of use locating on the subject property which differ from the "Common" economic consequences noted above.</p>
<p><b>Railroad trackage and related facilities.</b></p>	<p>The Burlington Northern Santa Fe railroad is roughly 1700 feet east of the property with Highway 97 and the COID canal between. Although such facilities are allowed technically in the RI Zone, it is highly unlikely the subject property would ever actually be utilized for railroad trackage and related facilities. Accordingly, the economic consequences of allowing such uses are minimal in this case.</p>	<p>The Burlington Northern Santa Fe railroad is roughly 1700 feet east of the property with Highway 97 and the COID canal between. Although such facilities are allowed technically in the RI Zone, it is highly unlikely the subject property would ever actually be utilized for railroad trackage and related facilities. Accordingly, the economic consequences of allowing such uses are minimal in this case.</p>

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Conflicting Use	Positive Economic Consequences of Allowing	Negative Economic Consequences of Allowing
<b>Pulp and paper manufacturing.</b>	Additional job opportunities from allowing such economic activity on site would be a positive economic consequence for the community.	There are no negative economic consequences from this type of use locating on the subject property which differ from the "Common" economic consequences noted above.
<p><b>Any use permitted by DCC 18.100.010, which is expected to exceed the following standards:</b></p> <ol style="list-style-type: none"> <li><b>1. Lot coverage in excess of 70 percent.</b></li> <li><b>2. Generation of any odor, dust, fumes, glare, flashing lights or noise that is perceptible without instruments 500 feet from the property line of the subject use.</b></li> </ol>	Additional job opportunities from allowing such economic activity on site would be a positive economic consequence for the community.	Although outside of the identified impact area, uses that generate odor, fumes, glare, flashing lights or noise perceptible beyond 500 feet could impact property values of the rural residential homes on the subdivision directly west. This would have negative economic consequences for those landowners.
<p><b>Manufacture, repair or storage of articles manufactured from bone, cellophane, cloth, cork, feathers, felt, fiber, glass, stone, paper, plastic, precious or semiprecious stones or metal, wax, wire, wood, rubber, yarn or similar materials, provided such uses do not create a disturbance because of odor, noise, dust, smoke, gas, traffic or other factors.</b></p>	Additional job opportunities from allowing such economic activity on site would be a positive economic consequence for the community. Further, the materials used for such manufacturing could drive additional local business opportunities for those looking to source such materials.	There are no negative economic consequences from this type of use locating on the subject property which differ from the "Common" economic consequences noted above.
<p><b>Processing, packaging and storage of food and beverages including those requiring distillation and fermentation.</b></p>	Additional job opportunities from allowing such economic activity on site would be a positive economic consequence for the community. The benefits offered to the local brewery and cidery industries could be substantial.	There are no negative economic consequences from this type of use locating on the subject property which differ from the "Common" economic consequences noted above.



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<b>Public Land Disposal Site Transfer Station, including recycling and other related activities.</b>	Additional job opportunities from allowing such economic activity on site would be a positive economic consequence for the community.	Although outside of the identified impact area, a transfer station at this location could have a negative impact on the value of the homes in the rural residential subdivision directly west of the subject property.
<b>Mini-storage facility.</b>	Additional job opportunities from allowing such economic activity on site would be a positive economic consequence for the community. Providing for the storage needs of business and property owners in proximity would be an economic benefit as well to reduce cost of driving to Bend or Redmond.	There are no negative economic consequences from this type of use locating on the subject property which differ from the "Common" economic consequences noted above.
<b>Automotive wrecking yard totally enclosed by a sight-obscuring fence.</b>	Additional job opportunities from allowing such economic activity on site would be a positive economic consequence for the community.	There are no negative economic consequences from this type of use locating on the subject property which differ from the "Common" economic consequences noted above.
<b>Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).</b>	Due to the limited staffing required on site to operate such facilities, economic benefits likely focus on job opportunities associated with construction of such facilities and increased bandwidth in the vicinity.	There are no negative economic consequences from this type of use locating on the subject property which differ from the "Common" economic consequences noted above.
<b>Utility facility.</b>	Additional job opportunities from allowing such economic activity on site would be a positive economic consequence for the community.	There are no negative economic consequences from this type of use locating on the subject property which differ from the "Common" economic consequences noted above.

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		<p>Additionally, commercial utility facilities on the subject property are already conditionally permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.</p>
<p><b>Manufacturing, storage, sales, rental, repair and servicing of equipment and materials associated with farm and forest uses, logging, road maintenance, mineral extraction, construction or similar rural activities.</b></p>	<p>Additional job opportunities from allowing such economic activity on site would be a positive economic consequence for the community. The central location of this facility would be an economic benefit to farms and similar uses in the area saving travel time.</p>	<p>There are no negative economic consequences from this type of use locating on the subject property which differ from the “Common” economic consequences noted above.</p>
<p><b>Electrical substations.</b></p>	<p>Due to the limited staffing required on site to operate such facilities, economic benefits likely focus on job opportunities associated with construction of such facilities</p>	<p>There are no negative economic consequences from this type of use locating on the subject property which differ from the “Common” economic consequences noted above.</p> <p>Additionally, commercial utility facilities on the subject property are already conditionally permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.</p>

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<b>Marijuana retailing, subject to the provisions of DCC 18.116.330.</b>	Additional job opportunities from allowing such economic activity on site would be a positive economic consequence for the community.	There are no negative economic consequences from this type of use locating on the subject property which differ from the "Common" economic consequences noted above.
<b>Psilocybin testing laboratories.</b>	Additional job opportunities from allowing such economic activity on site would be a positive economic consequence for the community.	There are no negative economic consequences from this type of use locating on the subject property which differ from the "Common" economic consequences noted above.

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Conflicting Use	Positive Social Consequences of Allowing	Negative Social Consequences of Allowing
<p><b>Common to all Conflicting Uses</b></p>	<p>The variety of uses permissible in the RI zone would offer positive social consequences to nearby residents in the rural areas between Redmond and Bend by offering needed services and employment opportunities. A welding sheet metal or machine shop, for example, located on site could offer any agricultural operations in the area access to those needed services without having to drive to Redmond or Bend.</p>	<p>The social value of the LM zone to preserve the natural appearance of landscape could be marginally impacted. As noted in Ordinance 92-052, “[h]aving good visual quality areas more accessible to the public enhances the livability of Deschutes County. As Deschutes County continues to urbanize, the need for the public to have ready access to areas of good visual quality will become more important.” The same observations are equally true today, although mitigated in this case by the diminished viewshed from Highway 97 adjacent to the subject properties.</p>
<p><b>Farming or forest use.</b></p>	<p>Farm or forest uses on the subject property are already permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.</p>	<p>Farm or forest uses on the subject property are already permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.</p>
<p><b>Primary processing, packaging, treatment, bulk storage and distribution of the following products:</b></p> <ol style="list-style-type: none"> <li><b>1. Agricultural products, including foodstuffs, animal and fish products, and animal feeds.</b></li> <li><b>2. Ornamental horticultural products and nurseries.</b></li> <li><b>3. Softwood and hardwood products</b></li> </ol>	<p>The positive social value of allowing such uses on site is access to additional potential employment opportunities.</p>	<p>While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site. There are therefore minimal negative social consequences of allowing such uses on site.</p> <p>Additionally, processing facilities on the subject property are already conditionally permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was</p>

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<p>excluding pulp and paper manufacturing.</p> <p><b>4. Sand, gravel, clay and other mineral products.</b></p>		<p>contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.</p>
<p><b>Residence for caretaker or night watchman on property.</b></p>	<p>A residence for a caretaker could create a positive social consequence by deterring theft of materials on site and surrounding properties.</p>	<p>While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site. There are therefore minimal negative social consequences of allowing such uses on site.</p>
<p><b>Freight Depot, including the loading, unloading, storage and distribution of goods and materials by railcar or truck.</b></p>	<p>The positive social value of allowing such uses on site is access to additional potential employment opportunities.</p>	<p>While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site. There are therefore minimal negative social consequences of allowing such uses on site. Additionally, construction of necessary access improvements to Highway 97 for a use with substantial traffic impacts could interrupt traffic and minimally affect scenic views on Highway 97, potentially being a negative social consequence of allowing such uses on site.</p>
<p><b>Contractor's or building materials business and other construction-related business including plumbing, electrical, roof, siding, etc., provided such use is wholly enclosed within a building or no</b></p>	<p>The positive social value of allowing such uses on site is access to additional potential employment opportunities.</p>	<p>While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site. There are therefore minimal negative social consequences of allowing such uses on site.</p>

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Conflicting Use	Positive Social Consequences of Allowing	Negative Social Consequences of Allowing
<b>outside storage is permitted unless enclosed by sight-obscuring fencing.</b>		
<b>Ice or cold storage plant.</b>	The positive social value of allowing such uses on site is access to additional potential employment opportunities.	While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site. There are therefore minimal negative social consequences of allowing such uses on site.
<b>Wholesale distribution outlet including warehousing but excluding open outside storage.</b>	The positive social value of allowing such uses on site is access to additional potential employment opportunities.	While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site. There are therefore minimal negative social consequences of allowing such uses on site. Additionally, construction of necessary access improvements to Highway 97 for a use with substantial traffic impacts could interrupt traffic and minimally affect scenic views on Highway 97, potentially being a negative social consequence of allowing such uses on site.
<b>Welding, sheet metal or machine shop provided such is wholly enclosed within a building or all outside storage is enclosed by sight-obscuring fencing.</b>	The positive social value of allowing such uses on site is access to additional potential employment opportunities.	While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site. There are therefore minimal negative social consequences of allowing such uses on site.

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Conflicting Use	Positive Social Consequences of Allowing	Negative Social Consequences of Allowing
<p><b>Kennel or a Veterinary clinic.</b></p>	<p>The positive social value of allowing such uses on site is access to additional potential employment opportunities. Such a service at this location could be benefit to local homeowners and businesses who need such service for livestock, pets, etc. without the need to drive to Redmond or Bend for such services.</p>	<p>While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site. There are therefore minimal negative social consequences of allowing such uses on site.</p> <p>Additionally, commercial dog boarding kennels on the subject property are already permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.</p>
<p><b>Lumber manufacturing and wood processing except pulp and paper manufacturing.</b></p>	<p>The positive social value of allowing such uses on site is access to additional potential employment opportunities. There may be additional positive social consequences of a new business tied to Central Oregon’s timber industry roots.</p>	<p>While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site. There are therefore minimal negative social consequences of allowing such uses on site.</p>
<p><b>Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards and criteria established by DCC 18.116.230.</b></p>	<p>The positive social value of allowing such uses on site is access to additional potential employment opportunities. There may also be new “short cuts” that benefit residents of the area – a positive social consequence for those residents.</p>	<p>While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site. There are therefore minimal negative social consequences of allowing such uses on site. Further, any minimal negative social consequence is likely to diminish further when the construction of such road or street project is completed.</p>

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<b>Class III road or street project.</b>	The positive social value of allowing such uses on site is access to additional potential employment opportunities. Further, if such a project improved traffic flow on Highway 97, there could be positive social consequences from allowing such a use.	While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site. There are therefore minimal negative social consequences of allowing such uses on site. Further, any minimal negative social consequence is likely to diminish further when the construction of such road or street project is completed.
<b>Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.</b>	There is an existing Central Oregon Irrigation District canal that splits the property. Continued operation, maintenance and potential piping are positive social consequences as irrigation water drives agricultural economic activity and a rural country lifestyle.	While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site. Additionally, there is an existing canal on the subject property. There are therefore minimal negative social consequences of allowing such uses on site.
<b>Concrete or ready-mix plant.</b>	The positive social value of allowing such uses on site is access to additional potential employment opportunities.	While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site. Additionally, while a concrete plant is potentially among uses that present the most significant impacts to scenic views, the proposed RI zone limits the scale of any operation on the subject property. For example, the height of any building within the RI zone is limited to 45 feet pursuant to DCC 18.100.040. Therefore the impact will not be as significant compared to a similar use developed within a UGB.



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<p><b>Petroleum products storage and distribution.</b></p>	<p>The positive social value of allowing such uses on site is access to additional potential employment opportunities.</p>	<p>While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site. Additionally, while petroleum storage and distribution is potentially among uses that present the most significant impacts to scenic views, the proposed RI zone limits the scale of any operation on the subject property. For example, the height of any building within the RI zone is limited to 45 feet pursuant to DCC 18.100.040. Therefore the impact will not be as significant compared to a similar use developed within a UGB.</p>
<p><b>Storage, crushing and processing of minerals, including the processing of aggregate into asphaltic concrete or Portland Cement Concrete.</b></p>	<p>The positive social value of allowing such uses on site is access to additional potential employment opportunities.</p>	<p>While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site. Additionally, while mineral operations are potentially among uses that present the most significant impacts to scenic views, the proposed RI zone limits the scale of any operation on the subject property. For example, the height of any building within the RI zone is limited to 45 feet pursuant to DCC 18.100.040. Therefore the impact will not be as significant compared to a similar use developed within a UGB.</p>
<p><b>Commercial feedlot, stockyard, sales yard, slaughterhouse and rendering plant.</b></p>	<p>The positive social value of allowing such uses on site is access to additional potential employment opportunities. Additional facilities for livestock operations would be of value to the local ranching community.</p>	<p>While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site.</p>

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Conflicting Use	Positive Social Consequences of Allowing	Negative Social Consequences of Allowing
		<p>Additionally, while slaughterhouses and rendering plants are potentially among uses that present the most significant impacts to scenic views, the proposed RI zone limits the scale of any operation on the subject property. For example, the maximum size of any building within the RI zone is limited to 7,500 square feet of floor space pursuant to DCC 18.100.040. Therefore the impact will not be as significant compared to a similar use developed within a UGB height of any structure to 45 feet under DCC 18.100.040. Therefore, the impact will not be significant.</p>
<p><b>Railroad trackage and related facilities.</b></p>	<p>The Burlington Northern Santa Fe railroad is roughly 1700 feet east of the property with Highway 97 and the COID canal between. Although such facilities are allowed technically in the RI Zone, it is highly unlikely the subject property would ever actually be utilized for railroad trackage and related facilities. Accordingly, the social consequences of allowing such uses are minimal in this case.</p>	<p>The Burlington Northern Santa Fe railroad is roughly 1700 feet east of the property with Highway 97 and the COID canal between. Although such facilities are allowed technically in the RI Zone, it is highly unlikely the subject property would ever actually be utilized for railroad trackage and related facilities. Accordingly, the social consequences of allowing such uses are minimal in this case.</p>
<p><b>Pulp and paper manufacturing.</b></p>	<p>The positive social value of allowing such uses on site is access to additional potential employment opportunities.</p>	<p>While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site. Additionally, while pulp and paper manufacturing plants are potentially among uses that present the most significant impacts to scenic views, the proposed RI zone limits the scale of any operation on the subject property. For example, the height of any building within the RI zone is limited to 45 feet pursuant to DCC 18.100.040. Therefore</p>

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Conflicting Use	Positive Social Consequences of Allowing	Negative Social Consequences of Allowing
		the impact will not be as significant compared to a similar use developed within a UGB.
<p><b>Any use permitted by DCC 18.100.010, which is expected to exceed the following standards:</b></p> <ol style="list-style-type: none"> <li><b>1. Lot coverage in excess of 70 percent.</b></li> <li><b>2. Generation of any odor, dust, fumes, glare, flashing lights or noise that is perceptible without instruments 500 feet from the property line of the subject use.</b></li> </ol>	The positive social value of allowing such uses on site is access to additional potential employment opportunities.	Although outside of the identified impact area, uses that generate odor, fumes, glare, flashing lights or noise perceptible beyond 500 feet could impact property values and lifestyles of the neighbors in the rural residential subdivision directly west of the subject property. Limited enjoyment of outdoor areas on their private property could result. This would have negative social consequences for those landowners.
<p><b>Manufacture, repair or storage of articles manufactured from bone, cellophane, cloth, cork, feathers, felt, fiber, glass, stone, paper, plastic, precious or semiprecious stones or metal, wax, wire, wood, rubber, yarn or similar materials, provided such uses do not create a disturbance because of</b></p>	The positive social value of allowing such uses on site is access to additional potential employment opportunities.	While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site.

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Conflicting Use	Positive Social Consequences of Allowing	Negative Social Consequences of Allowing
odor, noise, dust, smoke, gas, traffic or other factors.		
<b>Processing, packaging and storage of food and beverages including those requiring distillation and fermentation.</b>	The positive social value of allowing such uses on site is access to additional potential employment opportunities.	While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site.
<b>Public Land Disposal Site Transfer Station, including recycling and other related activities.</b>	The positive social value of allowing such uses on site is access to additional potential employment opportunities.	Although outside of the identified impact area, a transfer station at this location could have a negative impact on the value of the homes in the rural residential subdivision directly west of the subject property and associated dust, odors and other externalities could impact outdoor lifestyles of those property owners. Both are negative social consequences of allowing this particular use.
<b>Mini-storage facility.</b>	The positive social value of allowing such uses on site is access to additional potential employment opportunities.	While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site.
<b>Automotive wrecking yard totally enclosed by a sight-obscuring fence.</b>	The positive social value of allowing such uses on site is access to additional potential employment opportunities.	While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site.
<b>Wireless telecommunications facilities, except those facilities meeting the</b>	Such a facility could improve wireless access for our increasingly wireless-device dependent society.	Tier 3 wireless telecommunications facilities as they are defined in DCC 18.116.250(C) could be taller than 75 feet with required aviation lighting. The site and light impacts of such a facility

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Conflicting Use	Positive Social Consequences of Allowing	Negative Social Consequences of Allowing
<b>requirements of DCC 18.116.250(A) or (B).</b>		of this magnitude would be difficult if not impossible to mitigate. Light pollution could be a concern and impact the many rural residential properties in direct and close proximity. Additionally, the proposed RI zone limits the height of any structure to 45 feet under DCC 18.100.040. Therefore, the impact will not be significant.
<b>Utility facility.</b>	The positive social value of allowing such uses on site is access to additional potential employment opportunities.	While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site.  Additionally, commercial utility facilities on the subject property are already conditionally permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.
<b>Manufacturing, storage, sales, rental, repair and servicing of equipment and materials associated with farm and forest uses, logging, road maintenance, mineral extraction, construction or similar rural activities.</b>	The positive social value of allowing such uses on site is access to additional potential employment opportunities. Businesses that have a connection to some of central Oregon’s traditional industries such as logging and farming could have overall positive social consequences.	While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site.

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Conflicting Use	Positive Social Consequences of Allowing	Negative Social Consequences of Allowing
<b>Electrical substations.</b>	Due to the limited staffing required on site to operate such facilities, social benefits likely focus on access to job opportunities associated with construction of such facilities	While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site.  Additionally, commercial utility facilities on the subject property are already conditionally permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.
<b>Marijuana retailing, subject to the provisions of DCC 18.116.330.</b>	The positive social value of allowing such uses on site is access to additional potential employment opportunities.	While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site.
<b>Psilocybin testing laboratories.</b>	The positive social value of allowing such uses on site is access to additional potential employment opportunities.	While any development on the subject property could impact the scenic quality from Highway 97, the limited scenic quality from Highway 97 relating to the subject property will not be significantly improved through prohibiting such uses on site.

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Conflicting Use	Positive Environmental Consequences of Allowing	Negative Environmental Consequences of Allowing
<b>Farming or forest use.</b>	Farm or forest uses on the subject property are already permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.	Farm or forest uses on the subject property are already permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.
<p><b>Primary processing, packaging, treatment, bulk storage and distribution of the following products:</b></p> <p><b>1. Agricultural products, including foodstuffs, animal and fish products, and animal feeds.</b></p> <p><b>2. Ornamental horticultural products and nurseries.</b></p> <p><b>3. Softwood and hardwood products excluding pulp and paper manufacturing.</b></p> <p><b>4. Sand, gravel, clay and other mineral products.</b></p>	The positive environmental consequences of such a use would be the reduced travel distance and associated reduced carbon emissions for suppliers of agricultural products, ornamental horticultural products, softwood and hardwood products or aggregate products in the vicinity without having to travel to Bend or Redmond or elsewhere for processing, packaging, treatment, storage or distribution of their product.	<p>Development of the site with facilities for such uses could remove existing trees and brushes that provide habitat for small vertebrates. Increased dust from aggregate activities could impact air quality for those in close proximity.</p> <p>Additionally, processing facilities on the subject property are already conditionally permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.</p>
<b>Residence for caretaker or night watchman on property.</b>	The positive environmental consequence of a caretaker residence on site is the reduced travel distance and associated reduced carbon emissions that result from the commute to and from the site from a community in central Oregon. Additionally, a caretaker or night watchman	Development of the site with facilities for such uses could remove existing trees and brushes that provide habitat for small vertebrates.

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Conflicting Use	Positive Environmental Consequences of Allowing	Negative Environmental Consequences of Allowing
	may be able to alert potential wildfires on the subject property.	
<b>Freight Depot, including the loading, unloading, storage and distribution of goods and materials by railcar or truck.</b>	Due to the nature of the materials managed at freight depots, such a use could offer agricultural uses in the area a closer distribution point for commodities such as hay, reducing carbon emissions for transport of such products.	Development of the site with facilities for such uses could remove existing trees and brushes that provide habitat for small vertebrate.
<b>Contractor's or building materials business and other construction-related business including plumbing, electrical, roof, siding, etc., provided such use is wholly enclosed within a building or no outside storage is permitted unless enclosed by sight-obscuring fencing.</b>	The positive environmental consequences of such a use would be the reduced travel distance and associated reduced carbon emissions for such businesses serving the local homes and businesses.	Development of the site with facilities for such uses could remove existing trees and brushes that provide habitat for small vertebrates.
<b>Ice or cold storage plant.</b>	The positive environmental consequences of such a use would be the reduced travel distance and reduced carbon emissions for those businesses that requires this type of storage in southern Deschutes County versus having to access cold storage in Redmond.	Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates.
<b>Wholesale distribution outlet including warehousing but excluding open outside storage.</b>	The positive environmental consequences of such a use would be the reduced travel distance and reduced carbon emissions for local businesses and property owners who could access such service without	Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates.



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Conflicting Use	Positive Environmental Consequences of Allowing	Negative Environmental Consequences of Allowing
	having to travel to Redmond or Bend.	
<b>Welding, sheet metal or machine shop provided such is wholly enclosed within a building or all outside storage is enclosed by sight-obscuring fencing.</b>	The positive environmental consequences of such a use would be the reduced travel distance and reduced carbon emissions for local businesses and property owners who could access such service without having to travel to Redmond or Bend.	Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates.
<b>Kennel or a Veterinary clinic.</b>	The positive environmental consequences of such a use would be the reduced travel distance and reduced carbon emissions for local businesses and property owners who could access such services without having to travel to Redmond or Bend.	Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates.  Additionally, commercial dog boarding kennels on the subject property are already permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.
<b>Lumber manufacturing and wood processing except pulp and paper manufacturing.</b>	Such a use could offer a shorter trip for hauling lumber from areas in central Oregon versus to mills in Redmond or La Pine thereby potentially reducing carbon emissions.	Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates.

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Conflicting Use	Positive Environmental Consequences of Allowing	Negative Environmental Consequences of Allowing
<b>Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards and criteria established by DCC 18.116.230.</b>	There are minimal positive environmental consequences from such a project on the subject property other than a potential minimal reduction in travel time for area residents and businesses that may benefit from such a project.	Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates.
<b>Class III road or street project.</b>	There are minimal positive environmental consequences from such a project on the subject property versus a minimal reduction in travel time for area residents and businesses that may benefit from such a project.	Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates.
<b>Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.</b>	There is an existing Central Oregon Irrigation District canal that splits the property. Continued operation, maintenance and potential piping of the canal provide minimal environmental benefit save for continued delivery of water to agricultural uses and habitat offered by such uses.	There are no negative environmental consequences of allowing such uses on site.
<b>Concrete or ready-mix plant.</b>	Such a use on the subject property could benefit nearby residents and agricultural uses by providing needed services in close proximity. Ready mix plants in Bend and Redmond are all at least 10 miles from this location. Projects in the rural residential areas in this vicinity would benefit from the shorter trip. This would reduce the carbon footprint of such projects if travel distance is cut substantially.	The dust from such uses can introduce particles into the air, reducing air quality for the many nearby rural residential properties (especially for those with compromised respiratory systems). Particulate matter (PM) emissions from batch plants if inhaled, can affect the heart and lungs and cause serious health effects, including increased risk of heart attacks, aggravation of asthma, and decreases in lung function. See EPA Particulate Matter Pollution link on list of attachments.

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Conflicting Use	Positive Environmental Consequences of Allowing	Negative Environmental Consequences of Allowing
<b>Petroleum products storage and distribution.</b>	Such uses typically do not contain a retail component so would not offer a closer fueling option for local businesses and property owners. There are limited positive environmental consequences of such a use at the site.	Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates.
<b>Storage, crushing and processing of minerals, including the processing of aggregate into asphaltic concrete or Portland Cement Concrete.</b>	The positive environmental consequences of such a use would be the reduced travel distance and reduced carbon emissions for local businesses and property owners who could access such goods without having to travel to Redmond or Bend.	Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates. Dust from such uses could adversely impact nearby residents and business owners with respiratory issues.
<b>Commercial feedlot, stockyard, sales yard, slaughterhouse and rendering plant.</b>	The positive environmental consequences of such a use would be the reduced travel distance and reduced carbon emissions for local livestock operations that could benefit from such a facility at this location.	Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates. Dust from such uses could adversely impact nearby residents and business owners with respiratory issues.
<b>Railroad trackage and related facilities.</b>	The Burlington Northern Santa Fe railroad is roughly 1700 feet east of the property with Highway 97 and the COID canal between. Although such facilities are allowed technically in the RI Zone, it is highly unlikely the subject property would ever actually be utilized for railroad trackage and related facilities. Accordingly, the environmental consequences of allowing such uses are minimal in this case.	The Burlington Northern Santa Fe railroad is roughly 1700 feet east of the property with Highway 97 and the COID canal between. Although such facilities are allowed technically in the RI Zone, it is highly unlikely the subject property would ever actually be utilized for railroad trackage and related facilities. Accordingly, the environmental consequences of allowing such uses are minimal in this case.

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Conflicting Use	Positive Environmental Consequences of Allowing	Negative Environmental Consequences of Allowing
<b>Pulp and paper manufacturing.</b>	Such uses typically do not contain a retail component local businesses and property owners could access. There are limited positive environmental consequences of such a use at the site.	Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates. Dust from such uses could adversely impact nearby residents and business owners with respiratory issues.
<p><b>Any use permitted by DCC 18.100.010, which is expected to exceed the following standards:</b></p> <ol style="list-style-type: none"> <li><b>1. Lot coverage in excess of 70 percent.</b></li> <li><b>2. Generation of any odor, dust, fumes, glare, flashing lights or noise that is perceptible without instruments 500 feet from the property line of the subject use.</b></li> </ol>	Expansion of the lot coverage for permitted uses generally wouldn't provide positive environmental consequences of such uses on the subject property. Additional emissions would not a be a positive environmental consequence.	Although outside of the identified impact area, uses that generate odor, fumes, glare, flashing lights or noise perceptible beyond 500 feet could have negative environmental consequences impacting air quality for nearby businesses and property owners. Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates with the increased lot coverage allowance.
<b>Manufacture, repair or storage of articles manufactured from bone, cellophane, cloth, cork, feathers, felt, fiber, glass, stone, paper, plastic, precious or semiprecious stones or metal, wax, wire, wood, rubber, yarn or similar materials, provided such uses do not create a disturbance because of odor, noise, dust,</b>	The positive environmental consequences of such a use would be the reduced travel distance and reduced carbon emissions for local businesses and property owners who would use such services or provide raw materials for manufacturing purposes.	Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates.

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Conflicting Use	Positive Environmental Consequences of Allowing	Negative Environmental Consequences of Allowing
smoke, gas, traffic or other factors.		
<b>Processing, packaging and storage of food and beverages including those requiring distillation and fermentation.</b>	The positive environmental consequences of such a use would be the reduced travel distance and reduced carbon emissions for local businesses and property owners who would use such services.	Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates.
<b>Public Land Disposal Site Transfer Station, including recycling and other related activities.</b>	The positive environmental consequences of such a use would be the reduced travel distance and reduced carbon emissions for local businesses and property owners who would use such services.	Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates.
<b>Mini-storage facility.</b>	The positive environmental consequences of such a use would be the reduced travel distance and reduced carbon emissions for local businesses and property owners who would use such services.	Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates.
<b>Automotive wrecking yard totally enclosed by a sight-obscuring fence.</b>	The positive environmental consequences of such a use would be the reduced travel distance and reduced carbon emissions for local businesses and property owners who would use such services.	Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates.
<b>Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).</b>	There are no known environmental benefits from such a use at the site.	Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates.

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Conflicting Use	Positive Environmental Consequences of Allowing	Negative Environmental Consequences of Allowing
<b>Utility facility.</b>	Positive environmental consequences of such a use on site are limited.	<p>Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates.</p> <p>Additionally, commercial utility facilities on the subject property are already conditionally permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.</p>
<b>Manufacturing, storage, sales, rental, repair and servicing of equipment and materials associated with farm and forest uses, logging, road maintenance, mineral extraction, construction or similar rural activities.</b>	The positive environmental consequences of such a use would be the reduced travel distance and reduced carbon emissions for local businesses and property owners who would use such services.	Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates.
<b>Electrical substations.</b>	The positive environmental consequences of such a use on site are limited.	<p>Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates.</p> <p>Additionally, commercial utility facilities on the subject property are already conditionally permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.</p>

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Conflicting Use	Positive Environmental Consequences of Allowing	Negative Environmental Consequences of Allowing
<p><b>Marijuana retailing, subject to the provisions of DCC 18.116.330.</b></p>	<p>The positive environmental consequences of such a use would be the reduced travel distance and reduced carbon emissions for local businesses and property owners who would use such services versus having to travel to Bend.</p>	<p>Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates.</p>
<p><b>Psilocybin testing laboratories.</b></p>	<p>There are limited positive environmental consequences of allowing such a use on site.</p>	<p>Development of the site for such a use could remove existing trees and brushes that provide habitat for small vertebrates.</p>

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Conflicting Use	Positive Energy Consequences of Allowing	Negative Energy Consequences of Allowing
<b>Farming or forest use.</b>	Farm or forest uses on the subject property are already permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.	Farm or forest uses on the subject property are already permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.
<p><b>Primary processing, packaging, treatment, bulk storage and distribution of the following products:</b></p> <p><b>1. Agricultural products, including foodstuffs, animal and fish products, and animal feeds.</b></p> <p><b>2. Ornamental horticultural products and nurseries.</b></p> <p><b>3. Softwood and hardwood products excluding pulp and paper manufacturing.</b></p> <p><b>4. Sand, gravel, clay and other mineral products.</b></p>	The positive energy consequences of such a use would be the reduced travel distance and conserved energy for suppliers of agricultural products, ornamental horticultural products, softwood and hardwood products or aggregate products in the vicinity without having to travel to Bend or Redmond or elsewhere for processing, packaging, treatment, storage or distribution of their product.	<p>The energy usage for these uses would vary. There could be substantial energy needs for processing raw materials into consumer goods.</p> <p>Additionally, processing facilities on the subject property are already conditionally permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.</p>
<b>Residence for caretaker or night watchman on property.</b>	Such a use would reduce energy usage associated with travel to and from the site for security needs.	There are limited negative energy consequences associated with such a use on site.



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Conflicting Use	Positive Energy Consequences of Allowing	Negative Energy Consequences of Allowing
<b>Freight Depot, including the loading, unloading, storage and distribution of goods and materials by railcar or truck.</b>	Due to the nature of the materials managed at freight depots, such a use could offer agricultural uses in the area a closer distribution point for commodities such as hay, reducing the amount of energy needed to transport items to market.	There are limited negative energy consequences associated with such a use on site.
<b>Contractor's or building materials business and other construction-related business including plumbing, electrical, roof, siding, etc., provided such use is wholly enclosed within a building or no outside storage is permitted unless enclosed by sight-obscuring fencing.</b>	The positive energy consequences of such a use would be the reduced consumption of energy for such businesses serving the local homes and businesses versus contractors having to drive from Redmond or Bend.	There are limited negative energy consequences associated with such a use on site.
<b>Ice or cold storage plant.</b>	The positive energy consequences of such a use would be the reduced energy consumption for those businesses that requires this type of storage in southern Deschutes County versus having to access cold storage in Redmond.	The energy usage associated with a cold storage plant is anticipated to be substantial.
<b>Wholesale distribution outlet including warehousing but excluding open outside storage.</b>	The positive energy consequences of such a use would be the reduced energy consumption for local businesses and property owners who could access such service without having to travel to Redmond or Bend.	There are limited negative energy consequences associated with such a use on site.
<b>Welding, sheet metal or machine shop provided such is wholly enclosed within a building or all outside storage is</b>	The positive energy consequences of such a use would be the reduced energy consumption for local businesses and property owners	There are limited negative energy consequences associated with such a use on site.

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Conflicting Use	Positive Energy Consequences of Allowing	Negative Energy Consequences of Allowing
<b>enclosed by sight-obscuring fencing.</b>	who could access such service without having to travel to Redmond or Bend.	
<b>Kennel or a Veterinary clinic.</b>	The positive energy consequences of such a use would be the reduced energy consumption for local businesses and property owners who could access such services without having to travel to Redmond or Bend.	There are limited negative energy consequences associated with such a use on site.  Additionally, commercial dog boarding kennels on the subject property are already permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.
<b>Lumber manufacturing and wood processing except pulp and paper manufacturing.</b>	Such a use could offer a shorter trip for hauling lumber from areas in central Oregon versus to mills in Redmond or La Pine thereby potentially reducing energy consumption.	There are limited negative energy consequences associated with such a use on site.
<b>Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards and criteria established by DCC 18.116.230.</b>	There are limited positive energy consequences from such a use on site.	There are limited negative energy consequences associated with such a use on site.
<b>Class III road or street project.</b>	There are limited positive energy consequences from such a use on site other than a potential minimal reduction in travel time for area residents and businesses that may benefit from such a project.	There are limited negative energy consequences associated with such a use on site.

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Conflicting Use	Positive Energy Consequences of Allowing	Negative Energy Consequences of Allowing
<p><b>Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.</b></p>	<p>There is an existing Central Oregon Irrigation District canal that splits the property. Continued operation, maintenance and potential piping of the canal provide positive energy consequences by assuring continued delivery of water to agricultural uses primarily through gravity delivery.</p>	<p>There are no negative energy consequences of allowing such uses on site.</p>
<p><b>Concrete or ready-mix plant.</b></p>	<p>Such a use on the subject property could benefit nearby residents and agricultural uses by providing needed services in close proximity. Ready mix plants in Bend and Redmond are all at least 10 miles from this location. Projects in the rural residential areas in this vicinity would benefit from the shorter trip and reduced energy consumption.</p>	<p>There are no negative energy consequences of allowing such uses on site.</p>
<p><b>Petroleum products storage and distribution.</b></p>	<p>Such uses typically do not contain a retail component so would not offer a closer fueling option for local businesses and property owners. There are limited positive energy consequences of such a use at the site.</p>	<p>There are no negative energy consequences of allowing such uses on site.</p>
<p><b>Storage, crushing and processing of minerals, including the processing of aggregate into asphaltic concrete or Portland Cement Concrete.</b></p>	<p>The positive energy consequences of such a use would be the reduced travel distance and reduced energy consumption for local businesses and property owners who could access such goods without having to travel to Redmond or Bend.</p>	<p>There are no known negative energy consequences of allowing such uses on site.</p>

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Conflicting Use	Positive Energy Consequences of Allowing	Negative Energy Consequences of Allowing
<b>Commercial feedlot, stockyard, sales yard, slaughterhouse and rendering plant.</b>	The positive energy consequences of such a use would be the reduced energy consumption for local livestock operations that could benefit from such a facility at this location.	There are no known negative energy consequences of allowing such uses on site.
<b>Railroad trackage and related facilities.</b>	The Burlington Northern Santa Fe railroad is roughly 1700 feet east of the property with Highway 97 and the COID canal between. Although such facilities are allowed technically in the RI Zone, it is highly unlikely the subject property would ever actually be utilized for railroad trackage and related facilities. Accordingly, the energy consequences of allowing such uses are minimal in this case.	The Burlington Northern Santa Fe railroad is roughly 1700 feet east of the property with Highway 97 and the COID canal between. Although such facilities are allowed technically in the RI Zone, it is highly unlikely the subject property would ever actually be utilized for railroad trackage and related facilities. Accordingly, the energy consequences of allowing such uses are minimal in this case.
<b>Pulp and paper manufacturing.</b>	Such uses typically do not contain a retail component local businesses and property owners could access. There are limited positive energy consequences of such a use at the site.	Pulp and paper manufacturing could require substantial energy consumption.
<b>Any use permitted by DCC 18.100.010, which is expected to exceed the following standards:</b>  <ol style="list-style-type: none"> <li>1. Lot coverage in excess of 70 percent.</li> <li>2. Generation of any odor, dust, fumes, glare, flashing lights or noise that is perceptible without instruments 500 feet from the</li> </ol>	There are no identified positive energy consequences from such a use on site.	There are no known negative energy consequences from such a use on site.

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Conflicting Use	Positive Energy Consequences of Allowing	Negative Energy Consequences of Allowing
property line of the subject use.		
<b>Manufacture, repair or storage of articles manufactured from bone, cellophane, cloth, cork, feathers, felt, fiber, glass, stone, paper, plastic, precious or semiprecious stones or metal, wax, wire, wood, rubber, yarn or similar materials, provided such uses do not create a disturbance because of odor, noise, dust, smoke, gas, traffic or other factors.</b>	The positive energy consequences of such a use would be the reduced energy consumption for local businesses and property owners who would use such services or provide raw materials for manufacturing purposes.	There are no known negative energy consequences from such a use on site.
<b>Processing, packaging and storage of food and beverages including those requiring distillation and fermentation.</b>	The positive energy consequences of such a use would be the reduced energy consumption for local businesses and property owners who would use such services.	There are no known negative energy consequences from such a use on site.
<b>Public Land Disposal Site Transfer Station, including recycling and other related activities.</b>	The positive energy consequences of such a use would be the reduced energy consumption for local businesses and property owners who would use such services.	There are no known negative energy consequences from such a use on site.
<b>Mini-storage facility.</b>	The positive energy consequences of such a use would be the reduced energy consumption for local businesses and property owners who would use such services.	There are no known negative energy consequences from such a use on site.

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Conflicting Use	Positive Energy Consequences of Allowing	Negative Energy Consequences of Allowing
<b>Automotive wrecking yard totally enclosed by a sight-obscuring fence.</b>	The positive energy consequences of such a use would be the reduced energy consumption for local businesses and property owners who would use such services.	There are no known negative energy consequences from such a use on site.
<b>Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).</b>	There are no known energy benefits from such a use at the site.	There are no known negative energy consequences from such a use on site.
<b>Utility facility.</b>	There could be positive energy consequences of such a use on site if developed for photovoltaic energy production or an energy substation.	There are no known negative energy consequences from such a use on site.  Additionally, commercial utility facilities on the subject property are already conditionally permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.
<b>Manufacturing, storage, sales, rental, repair and servicing of equipment and materials associated with farm and forest uses, logging, road maintenance, mineral extraction, construction or similar rural activities.</b>	The positive energy consequences of such a use would be the reduced energy consumption for local businesses and property owners who would use such services.	There are no known negative energy consequences from such a use on site.

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Conflicting Use	Positive Energy Consequences of Allowing	Negative Energy Consequences of Allowing
<b>Electrical substations.</b>	There would be positive energy consequences of such a use at this site as it would provide additional energy capacity for the community.	There are no known negative energy consequences from such a use on site.  Additionally, commercial utility facilities on the subject property are already conditionally permissible via the existing EFU zoning and the property has been zoned EFU since the 1992 adoption of the LM regulations. Allowance of such uses was contemplated in the original ESEE and does not warrant a new ESEE here as it is a not a new conflicting use.
<b>Marijuana retailing, subject to the provisions of DCC 18.116.330.</b>	The positive energy consequences of such a use would be the reduced energy consumption for local businesses and property owners who would use such services versus having to travel to Bend.	There are no known negative energy consequences from such a use on site.
<b>Psilocybin testing laboratories.</b>	There are no known positive energy consequences from such a use on site.	There are no known negative energy consequences from such a use on site.

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**Allowing Conflicting Uses, Prohibiting Conflicting Uses, or Limiting Conflicting Uses:**

The ESEE consequences of the permitted and conditional uses in DCC 18.100 have been analyzed and are provided for consideration by the Board of County Commissioners in deciding this land use application. This exhaustive list provides sufficient detail to consider the economic, social, environmental and energy factors to balance in making this decision regarding the proposal and the Landscape Management Roads Goal 5 resource.