



July 12, 2023

Via email

Ethan Stuckmayer, Housing Program Division Manager
DLCD.GFGrant@dlcd.oregon.gov

Re: 2023-2025 Housing Planning Assistance Grant Application

Dear Selecting Committee,

The Deschutes County Board of Commissioners appreciates the opportunity to offer this letter of support for DLCD Planning Assistance Grant funding. The Long Range Planning Division has identified two potential projects that address housing in Deschutes County: clear and objective standards code updates (under House Bill 3197); and code amendments to address future urbanization. The pressures surrounding housing require forward thinking at the county level and as such, these projects could ultimately benefit all residents of Deschutes County and ensure cohesive planning for the future.

As DLCD is aware, the Oregon Legislature recently enacted HB 3197 into law, which requires counties to adopt and apply clear and objective standards, conditions, and procedures regulating housing in unincorporated communities, Rural Residential Exception Areas, and non-resource lands. It has a two-year effective date of July 1, 2025. To comply, CDD will likely need to develop a multi-phased, multi-year work program. This law requires amending definitions, land division code, five rural residential zones, Sunriver Urban Unincorporated Community zones, Tumalo and Terrebonne Rural Community zones, Flood Plain Zone, and Landscape Management, Sensitive Bird and Mammal, and Wildlife Area Combining Zones, with detailed findings, including those relating to Goal 5. Given this scope and anticipated staff resources, consultant services would likely be required.

The continued land use applications for plan amendment/zone changes have resulted in significant land areas in Deschutes County being rezoned from Exclusive Farm Use to rural residential (either RR-10 or MUA-10). For properties closer to the Bend UGB, it is important to anticipate future urbanization to ensure orderly development once those properties are annexed into the City of Bend. This project would explore code amendments that would require land divisions to be completed as cluster developments within a certain distance—likely two miles—of a UGB. This change would allow some development now while retaining the greater proportion of a site for future development.

Thank you for considering this grant request.

Sincerely,

THE DESCHUTES COUNTY BOARD OF COMMISSIONERS

Anthony DeBone, Chair

Patti Adair, Vice-Chair

Phil Chang, Commissioner