

2011 Comprehensive Plan	2040 Comprehensive Plan	Summary of Changes	Staff Recommendation - Reconsideration
<b>Chapter 2 Resource Management, Section 2.2 Agricultural Lands</b>	<b>Chapter 3 Farm and Forest Resources</b>		
Policy 2.2.3 Allow comprehensive plan and zoning map amendments, including for those that qualify as non-resource land, for individual EFU parcels as allowed by State Statute, Oregon Administrative Rules and this Comprehensive Plan.	Policy 3.3.6. Explore the evaluation and potential redesignation of lands with a farm designation and poor soils and low productivity for protected open space, development of needed housing, or other uses that support community goals as follows. <b>a. Allow comprehensive plan and zoning map amendments, including for those that qualify as non-resource land, for individual EFU parcels as allowed by State Statute, Oregon Administrative Rules and this Comprehensive Plan.</b>	Exact language retained, placed as a subpolicy	No amendment required, may consider refinement as proposed by Commissioner Chang
<b>Chapter 3 Rural Growth Management, Section 3.4 Rural Economy, Rural Commercial Policies</b>	<b>Chapter 9 Rural Economy, Rural Commercial Goals and Policies</b>		
	Goal 9 .2: Support creation and continuation of rural commercial areas that support rural communities while not adversely affecting nearby agricultural and forest uses.	New goal - No Goal in 2011 Version	Remove goal
Policy 3.4.9 Rural Commercial designated lands located outside of urban growth boundaries shall allow uses less intense than those allowed in unincorporated communities as defined by OAR 660-22 or its successor. <b>Rural Commercial zoning shall be applied to any new properties that are approved for Rural Commercial designated as allowed by State Statute, OAR, and this Comprehensive Plan.</b>	Policy 9.2.1 Allow for new Rural Commercial zoning designations if otherwise allowed by ORS, OAR, and this Comprehensive Plan.	Simplified language	Revert to original language
3.4.11 In Spring River there shall be a Limited Use Combining Zone.	9.2.2 In Spring River there shall be a Limited Use Combining Zone.	Exact language retained	No amendments
3.4.12 County Comprehensive Plan policies and land use regulations shall ensure that new uses authorized on Rural Commercial designated lands do not adversely affect agricultural and forest uses in the surrounding areas.	9.2.3 Ensure new uses permitted on Rural Commercial lands do not adversely affect nearby agricultural and forest uses.	Clarified language	Revert to original language
3.4.13 Zoning in the area shall ensure that the uses allowed are rural as required by Goal 14, Urbanization, and less intensive than those allowed for unincorporated communities as defined in OAR 660-22. New commercial uses shall be limited to those that are intended to serve the surrounding rural area or the travel needs of people passing through the area.	9.2.4 Ensure new commercial uses on Rural Commercial lands are limited to those intended to serve the surrounding rural area and/or the needs of the traveling public.	Clarified language	Revert to original language

3.4.14 New commercial uses shall be limited in size to 2,500 square feet or if for an agricultural or forest-related use, 3,500 square feet.	9.2.5 New commercial uses shall be limited in size to 2,500 square feet or if for an agricultural or forest-related use, 3,500 square feet.	Exact language retained	No amendments
3.4.15 A lawful use existing on or before November 5, 2002 that is not otherwise allowed in a Rural Commercial zone, may continue to exist subject to the county's nonconforming use regulations.	9.2.6. A lawful use existing on or before November 5, 2022 that is not otherwise allowed in a Rural Commercial zone, may continue to exist subject to the County's nonconforming use regulations	Exact language retained	No amendments
3.4.16 An existing lawful use may expand up to 25 percent of the total floor area existing on November 5, 2002.	9.2.7 An existing lawful use may expand up to 25 percent of the total floor area existing on November 5, 2002.	Exact language retained	No amendments
3.14.17 The Rural Commercial zoning regulations shall allow a mixed use of residential or rural commercial uses.	9.2.8. The Rural Commercial zoning regulations shall allow a mixed use of residential or rural commercial uses.	Exact language retained	No amendments
3.4.18 Residential and commercial uses shall be served by DEQ approved on-site sewage disposal systems.	9.2.9. Residential and commercial uses shall be served by DEQ approved on-site sewage disposal systems.	Exact language retained	No amendments
3.4.19 Residential and commercial uses shall be served by on-site wells or public water systems.	9.2.10 Residential and commercial uses shall be served by on-site wells or public water systems.	Exact language retained	No amendments
3.4.20 Community sewer systems, motels, hotels and industrial uses shall not be allowed.	9.2.11 Motels, hotels and industrial uses shall not be allowed. Community sewer systems shall not be allowed without exceptions to relevant statewide land use goals.	Clarified language	Revert to orginal language
3.2.21 Recreational vehicle or trailer parks and other uses catering to travelers shall be permitted.	9.2.12 Recreational vehicle or trailer parkers and other uses catering to travelers shall be permitted	Exact language retained	No amendments
<b>Chapter 3 Rural Growth Management, Section 3.4 Rural Economy, Rural Industrial Policies</b>	<b>Chapter 9 Rural Economy, Rural Industrial Goals and Policies</b>		
	Goal 9.3: Support the creation and continuation of rural industrial areas that support rural communities while not adversely affecting nearby agricultural and forest uses.	New goal - No Goal in 2011 Version	Remove goal
Policy 3.4.22 Update the policies for lands designated Rural Industrial as needed.	Policy 9.3.1 Update the policies for lands designated Rural Industrial as needed to limit and control industrial uses through the use of the Rural Industrial designation and development standards.	Clarified language	Revert to orginal language
3.4.23 To assure that urban uses are not permitted on rural industrial lands, land use regulations in the Rural Industrial zones shall ensure that the uses allowed are less intensive than those allowed for unincorporated communities in OAR 660-22 or any successor.	9.3.2 To assure that urban uses are not permitted on rural industrial lands, land use regulations in the Rural Industrial zones shall ensure that the uses allowed are less intensive than those allowed for unincorporated communities in OAR 660-22 or any successor.	Exact language retained	No amendments
3.4.24 Limited Use Combining zones shall be applied to the Redmond Military (Tax lot 1513000000116), Deschutes Junction (Tax lot 161226C000301, Tax lot 161226C000300, Tax lot 161226C000111 and Tax lot 161226A000203) to ensure permitted uses are compatible with surrounding farm and forest lands.	9.3.3 Limited Use Combining zones shall be applied to the Redmond Military (Tax lot 1512000000116), Deschutes Junction (Tax lot 161226C000301, Tax lot 161226C000300, Tax lot 161226C000111 and Tax lot 161226A000203) to ensure permitted uses are compatible with surrounding farm and forest lands.	Exact language retained	No amendments

3.4.25 To ensure that the uses in Rural Industrial zone on tax lot 16-12-26C-301, as described in Exhibit “C” and depicted on Exhibit “D” attached to Ordinance 2009-007 and incorporated by reference herein, are limited in nature and scope, the Rural Industrial zoning on that site shall be subject to a Limited Use Combining Zone which will limit the uses to storage, crushing, processing, sale and distribution of minerals.	9.3.4 To ensure that the uses in Rural Industrial zone on tax lot 16-12-26C-301, as described in Exhibit "C" and depicted on Exhibit "D" attached to Ordinance 2009-007 and incorporated by reference herein, are limited in nature and scope, the Rural Industrial zoning on that site shall be subject to a Limited Use Combining Zone which will limit the uses to storage, crushing, processing, sale and distribution of minerals.	Exact language retained	No amendments
	9.3.5 duplicate - clerical error	No issue	
3.4.26 To ensure that the uses in the Rural Industrial Zone on Tax Lot 300 on Assessor's Map 16-12-26C-300 and Tax Lot 203 on Assessor's Map 16-12-26A-300 and portions of Tax Lot 111 on Assessor's Map 16-12-26C-111 as described in Exhibit 'D' and depicted in Exhibit 'E' attached to Ordinance 2010-030 and incorporated by reference herein, are limited in nature and scope, the Rural Industrial zoning on the subject parcel shall be subject to a Limited Use Combining Zone, which will limit the uses to storage, crushing, processing, sale and distribution of minerals, subject to conditional use and site plan approval.	9.3.6 To ensure that the uses in the Rural Industrial Zone on Tax Lot 300 on Assessor's Map 16-12-26C-300 and Tax Lot 203 on Assessor's Map 16-12-26A-300 and portions of Tax Lot 111 on Assessor's Map 16-12-26C-111 as described in Exhibit 'D' and depicted in Exhibit 'E' attached to Ordinance 2010-030 and incorporated by reference herein, are limited in nature and scope, the Rural Industrial zoning on the subject parcel shall be subject to a Limited Use Combining Zone, which will limit the uses to storage, crushing, processing, sale and distribution of minerals, subject to conditional use and site plan approval.	Exact language retained	No amendments
3.4.27 Land use regulations shall ensure that new uses authorized within the Rural Industrial sites do not adversely affect agricultural and forest uses in the surrounding area.	9.3.7 Ensure new uses on Rural Industrial lands do not adversely affect nearby agricultural and forest uses.	Clarified language	Revert to original language
3.4.29 A lawfully established use that existed on or before February 2, 2003 not otherwise allowed in a Rural Industrial zone may continue to exist subject to the county's non-conforming use regulations.	9.3.8 A lawfully established use that existed on or before February 2, 2003 not otherwise allowed in a Rural Industrial zone may continue to exist subject to the county's non-conforming use regulations.	Exact language retained	No amendments
3.4.30 A lawfully established use that existed on or before February 2, 2003 may be expanded to occupy a maximum of 10,000 square feet of floor area or an additional 25 percent of the floor area currently occupied by the existing use, whichever is greater.	9.3.9 A lawfully established use that existed on or before February 2, 2003 may be expanded to occupy a maximum of 10,000 square feet of floor area or an additional 25 percent of the floor area currently occupied by the existing use, whichever is greater.	Exact language retained	No amendments
3.4.31 Residential and industrial uses shall be served by DEQ approved on-site sewage disposal systems.	9.3.10. Ensure new uses on Rural Industrial lands are served by on-site sewage disposal systems approved by the Department of Environmental Quality y (DEQ).	Clarified language	Revert to original language
3.4.32 Residential and industrial uses shall be served by on-site wells or public water systems.	Policy 9.3.11 Residential and industrial uses shall be served by on-site wells or public water systems.	Exact language retained	No amendments

3.4.33 Community sewer systems shall not be allowed in Rural Industrial zones.	Policy 9.3.12 Community sewer systems shall not be allowed in Rural Industrial zones without exceptions to relevant statewide land use goals.	Clarified language	Revert to original language
3.4.34 A 2009 exception (Ordinance 2009-007) included an irrevocably committed exception to Goal 3 and a reasons exception to Goal 14 to allow rural industrial use with a Limited Use Combining Zone for storage, crushing, processing, sale and distribution of minerals.	Policy 9.3.13 A 2009 exception (Ordinance 2009-007) included an irrevocably committed exception to Goal 3 and a reasons exception to Goal 14 to allow rural industrial use with a Limited Use Combining Zone for storage, crushing, processing, sale and distribution of minerals.	Exact language retained	No amendments
3.4.35 A 2010 exception (Ordinance 2010-030) took a reasons exception to Goal 14 with a Limited Use Combining Zone for storage, crushing, processing, sale and distribution of minerals.	Policy 9.3.14 A 2010 exception (Ordinance 2010-030) took a reasons exception to Goal 14 with a Limited Use Combining Zone for storage, crushing, processing, sale and distribution of minerals.	Exact language retained	No amendments
3.4.36 Properties for which a property owner has demonstrated that Goals 3 and 4 do not apply may be considered for Rural Industrial designation as allowed by State Statute, Oregon Administrative rules and this Comprehensive Plan. Rural Industrial zoning shall be applied to a new property that is approved for the Rural Industrial Plan designation.	Policy 9.3.15 Properties for which a property owner has demonstrated that Goals 3 and 4 do not apply may be considered for Rural Industrial designation as allowed by State Statute, Oregon Administrative Rules and this Comprehensive Plan. Rural Industrial zoning shall be applied to a new property that is approved for the Rural Industrial Plan designation.	Exact language retained	No amendments