



## BOARD OF COMMISSIONERS

# AGENDA REQUEST & STAFF REPORT

**MEETING DATE:** May 28, 2025

**SUBJECT:** Public Hearing: Clear and Objective Housing Text Amendments regarding Title 17  
— Subdivisions

**RECOMMENDED MOTION:**

Pending public comments, staff recommends closing both the oral and written records and setting a date for deliberations. Should a member of the public request to keep the record open, staff recommends leaving the written record open for one week until June 4, 2025.

**BACKGROUND AND POLICY IMPLICATIONS:**

The Deschutes Board of Commissioners will conduct a public hearing to consider text amendments establishing “clear and objective” housing development standards.

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

In 2023, House Bill (HB) 3197 was passed, which expanded the clear and objective housing standards mandate to “...unincorporated communities designated in a county’s acknowledged comprehensive plan after December 5, 1994, nonresource lands and areas zoned for rural residential use as defined in ORS 215.501.” The provisions of HB 3197 will become effective on July 1, 2025.

The public hearing will consider the second set of proposed clear and objective amendments (file no. 247-25-000110-TA), as part of a larger clear and objective process, with additional amendments expected throughout the first half of 2025. Within the proposed amendments, added language is shown underlined and deleted shown as

strikethrough.

**BUDGET IMPACTS:**

None

**ATTENDANCE:**

Tarik Rawlings, Senior Transportation Planner

Will Groves, Planning Manager