



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: February 12, 2025

SUBJECT: Public Hearing: Clear and Objective Housing Text Amendments Regarding Definitions, Dimensional Standards, and Accessory Uses

RECOMMENDED MOTION:

Following the public hearing 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 February 19, 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 first set of proposed clear and objective amendments (file no. 247-24-000705-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:

Kyle Collins, Associate Planner

Will Groves, Planning Manager