



Newberry Country

A Plan for
Southern
Deschutes County



2012-2032



*Deschutes County Community Development Department
Planning Division*

Adopted by the Board of County Commissioners on May 29, 2013

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Planning Staff

Nick Lelack, AICP, Planning Director
Peter Gutowsky, AICP, Principal Planner
Peter Russell, Senior Transportation Planner
Tim Berg, GIS Analyst Programmer

Terri Payne, AICP, Senior Planner (Retired)
Jenni Whelan, Planning Intern (Former)



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Newberry Country: A Plan for Southern Deschutes County

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Introduction	1
Context	1
Project Background	2
Scope of Work	3
Community Engagement Techniques.....	3
Issue Identification and Analysis	4
Policy Formation	5
Plan Organization	5
How to Use this Plan	6
Vision Statement, Plan Goals and Policies	8
Vision Statement	8
Plan Goals and Policies	8
<i>Community Involvement and Partnerships</i>	8
<i>Land Use</i>	9
<i>Economic Development</i>	12
<i>Public Facilities</i>	12
<i>Transportation</i>	13
<i>Natural Hazards</i>	15
<i>Natural Resources</i>	16
<i>Recreation</i>	17
Policy Topics	18
Public Involvement and Partnerships	18
<i>Stakeholder Groups</i>	20
<i>Website and Survey</i>	20
<i>Community Response</i>	21
Land Use and Economic Development	22
<i>US Census</i>	22
<i>Bend-La Pine School District Enrollment</i>	24
<i>Land Use Designations</i>	24
<i>Economic Development Initiatives</i>	28
<i>Community Response</i>	28
Public Facilities and Transportation	28
<i>Water and Wastewater</i>	28

Emergency Services	30
Transportation	30
Community Response	32
Natural Environment	32
Geology	32
Water Resources	33
Surface Water Quality	35
Groundwater Quality	36
Wetlands	37
Fish and Wildlife	37
Wildland Urban Interface	39
Community Response	40
Recreation	40
Community Response	43

Figures

Figure 1, Outdoor Amenities Proximate to South County	1
Figure 2, Issue Identification to Policy Formation	4
Figure 3, Developing and Implementing an Area Plan	7
Figure 4, Partnerships	19
Figure 5, Survey Question	21

Tables

Table 1, 2010 Census	23
Table 2, South County Population Estimate at Build Out	23
Table 3, Build Out for South County Occurs in 2027	23
Table 4, South County Land Use Designations	24
Table 5, South County Zoning District and Associated Acreages	25
Table 6, Public Water Systems in South County	29
Table 7, Domestic Wastewater Systems	30
Table 8, 303(d) Listed Sections of the Upper Deschutes River in South County	35
Table 9, 303(d) Listed Sections of the Little Deschutes River in South County	35

Appendix

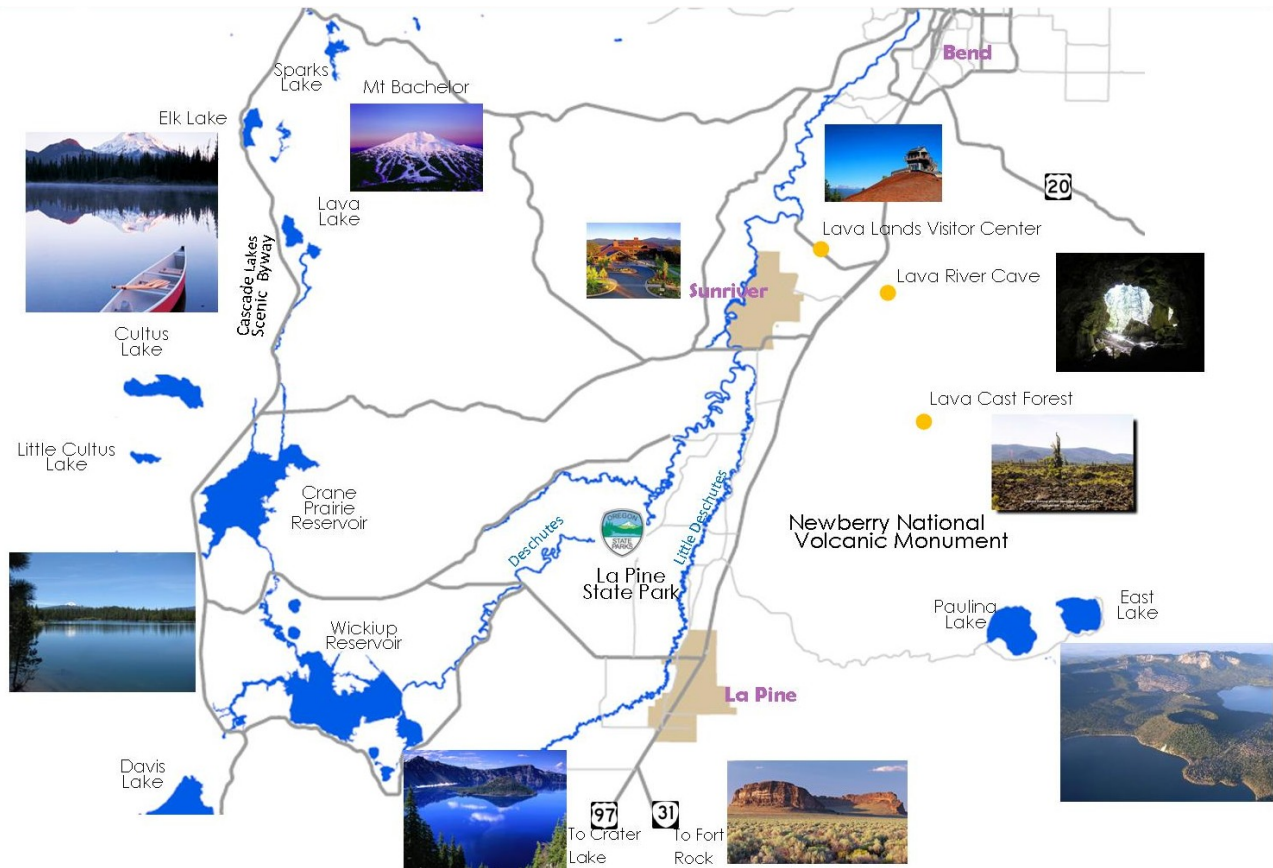
Appendix 1 - Issue Identification	
Appendix 2 - Issue Analysis	
Appendix 3 - Partnering Agencies	
Appendix 4 - Policy Formation	
Appendix 5 - Maps	
5.1 - Vicinity	5.8 - La Pine Rural Fire Protection District
5.2 - Bend-La Pine School Student Boundary	5.9 - Oregon Conservation Strategy
5.3 - Comprehensive Plan Designations	5.10 - Domestic Wastewater Systems
5.4 - Zoning	5.11 - Special Road Districts
5.5 - Wildlife Overlay Zone	5.12 - La Pine Park & Recreation District
5.6 - Destination Resort Eligibility Areas	5.13 - South County Bikeways
5.7 - Public Water Systems	

Introduction

Context

Located south of Lava Butte, south Deschutes County has long been a destination choice for visitors and full time residents relocating from other parts of the United States. As illustrated in **Figure I**, people settle in this region because of the outdoor amenities and range of housing options offered in Sunriver, La Pine, and the rural unincorporated area. This area is renowned for its recreational amenities. It offers a vast array of sights and activities stemming from Newberry National Monument, Deschutes National Forest, and the Deschutes, Little Deschutes and Fall rivers. The South County Plan encompasses the rural areas south of Lava Butte with two exceptions: Sunriver and La Pine are governed separately. Sunriver is recognized by Deschutes County and the state as an Urban Unincorporated Community. Section 4.4 of the Comprehensive Plan contains specific land use goals and policies for the resort. La Pine incorporated in 2006 and as a municipality adopted its own Comprehensive Plan in 2012.

Figure I - Outdoor Amenities Proximate to South County



The 1990 U.S. Census reported 9,854 people living in south Deschutes County. Twenty years later, the 2010 US Census identified 15,319, a 61% increase. While the South County Plan only contains goals and polices for the rural unincorporated area, it recognizes the influence of La Pine and Sunriver. According to the 2010 US Census, La Pine’s population is 1,653. This municipality is known for its commercial businesses along Highway 97, a 327-acre industrial park led by the community-based La Pine Industrial Group, and Frontier Days, an annual 4th of July celebration. Sunriver adjoins the Deschutes River on 3,300 acres. The 2010 US Census recognized Sunriver as a Census Designated Place, with a population of 1,343. It is considered by many to be the premier Northwest destination for vacationers, golfers, and outdoor recreationalists with 63 holes of world-class golf, clubs, pools, spas, lodging, and restaurants. Sunriver Village, located within the resort, offers retail and commercial stores and an ice rink in the winter.

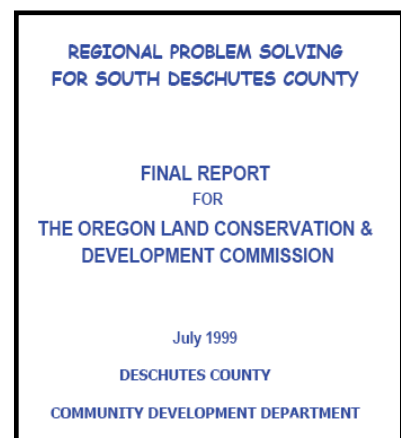
Project Background



Deschutes County in November 2011 updated its Comprehensive Plan and during that process residents supported an area-specific plan to replace one, titled *Regional Problem Solving for South Deschutes County*, which had been in existence since the late 1990s. Deschutes County and the Oregon Department of Land Conservation and Development recognized in 1996 that

unintended consequences could occur from rural subdivisions platted in the 1960s and 1970s. As a result they initiated a collaborative project known as Regional Problem Solving (RPS). The RPS project area encompassed approximately 42 square miles between Sunriver and La Pine, and included thousands of small-subdivided lots. The RPS project involved all aspects of the community, including property owners, interest groups, and public agencies at the local, state and federal levels.

Deschutes County presented a Final RPS report to the Oregon Land Conservation and Development Commission in 1999. The report listed policy recommendations, ultimately adopted into the Comprehensive Plan, that Deschutes County then utilized to implement the RPS program. The following list summarizes some of the County’s achievements pertaining to groundwater protection, transferable development rights, wildlife protection, and the development of a mixed use Neighborhood Planning Area located in the La Pine Urban Unincorporated Community, now the city of La Pine.



- Oregon Department of Environmental Quality and Deschutes County receive a \$5.5 million dollar grant to test innovative nitrogen reducing onsite systems.
- County adopts a Transferable Development Credit Program to reduce residential density in rural areas to meet the carrying capacity of onsite sewage disposal systems and protect high priority deer migration corridors.
- County identifies areas where existing community sewer systems can be expanded or relocated (La Pine Sewer District, Oregon Water Wonder Land Unit #2).
- County adopts deer migration priority area map that prohibits the siting of destination resorts.
- County acquires from the Bureau of Land Management and master plans a 540 acre Neighborhood Planning Area.

Scope of Work



The Deschutes County Board of Commissioners approved an eighteen month scope of work in December 2011 to develop an area-specific plan for South County that upon completion, can be adopted into the Comprehensive Plan. Revising the RPS Chapter ensures that the South County Plan continues to address the area’s unique assets, community-wide issues, and planning efforts being undertaken by La Pine, Sunriver, La Pine Park and Recreation District and state and federal agencies. By reengaging residents and stakeholders, the County’s intent is to create a plan that reflects local values and preferences for growth and development, the environment, natural hazards, transportation and more.

Community Engagement Techniques

The following discussion of the public outreach process provides context for the development of the Plan goals and policies. The key was interacting with as many people as possible. Spanning eight months, from January to August 2012, the County employed techniques designed to promote inclusive and meaningful public involvement. The County’s outreach efforts are summarized below:

- *Community Meetings*: Conducted nine evening meetings in La Pine and Sunriver, allowing residents and stakeholders to provide recommendations and suggestions about growth and development issues.
- *Website*: Regularly updated a website at www.deschutes.org/southcountyplan
- *Survey Monkey*: A twenty question land use survey was posted from March 1 to April 30.

- *Schools:* Staff coordinated with the Bend-La Pine School District and Parent Teacher Associations (PTA), culminating in meetings with the Three Rivers Elementary School PTA.
- *Organizations:* Staff met with non-governmental and governmental organizations that have a regular presence in South County.
- *Interviews:* Staff conducted fifteen minute telephone interviews with South County community leaders.
- *Homeowner Associations and Road Districts:* Staff made presentations at annual homeowner association and road district meetings.
- *Frontier Days Booth:* Staff attended La Pine Frontier Days on July 4.
- *Focus Groups:* Three focus groups consisting of community leaders and interested residents reviewed initial drafts of the South County Plan goals and policies.
- *Planning Commission Work Sessions:* Commission held eight work sessions to provide direction to staff.
- *Other:* Staff utilized press releases, radio interviews and newspaper articles to encourage public participation.

Issue Identification and Analysis



Based on the public participatory techniques summarized above, over 70 issues were raised in south Deschutes County by residents, property owners, and other stakeholders. These issues help inform the construction of this Plan’s policies. **Figure 2** shows the linear progression from issue identification, analysis, to policy formation.

Figure 2 - Issue Identification to Policy Formation



Issues and concerns gathered through these public participation techniques are presented in **Appendix I**, Issue Identification. This appendix organizes land use issues under four general categories: *Land Use/Economic Development, Transportation, Natural Resources/Natural Hazards, and Recreation/Other*. A close examination of the issues reveal several converging themes. As shown in **Appendix 2**, fourteen themes emerge. Six of them strike a collaborative theme, underscoring opportunities for public, private, and community partnerships. The other eight focus on economic development, wildlife habitat, water quality, wildfire prevention,

transportation, parks and recreation, public outreach, and minimizing the role of government.

Policy Formation

Deschutes County can only address the multitude of issues mentioned earlier through partnerships with residents, property owners, the private sector, non-profits, and public agencies. However, as shown in Appendices 1 and 2, there is some sentiment in South County to minimize the role of government so residents can pursue greater self-sufficiency. Today, many residents are satisfied with existing service levels. Nonetheless, those perspectives are not shared universally. While public outreach techniques highlight some reluctance to pay for expanded services, others involved in community organizations see emerging opportunities to improve the region’s social, economic, and environmental conditions.

This intersection of competing values are pervasive in the formation of any community planning process. The balancing act is to ensure that partnering agencies and community organizations use their scarce resources in the smartest, most effective way possible. Each can ill-afford to misuse public and private funding because the opportunity costs are so high.

Appendix 3 provides a detailed list of partnering agencies and organizations that have a presence in South County. This Plan is intended to be practical, measured and strategic in order to get more from existing budgets by identifying projects that generate multiple benefits. The key is to improve the alignment and coordination among public, private and community partners so South County can develop new approaches, harness community initiative, and build greater capacity on planning and investment. **Appendix 4**, while not exhaustive, identifies potential partners as they pertain to formulating policy, culled from the issues and themes in Appendices 1 and 2. **Appendix 5** contains a series of land use maps.

Plan Organization

A South County Plan represents a legal framework for implementing a vision for building stronger, more resilient rural communities by managing growth in this region to 2032. This is a Plan that recognizes the realities facing rural Deschutes County, while acknowledging what governments can and cannot influence. It demonstrates leadership for improving the ways in which collaboration can occur among all sectors: government, businesses, non-profits, and residents to achieve a shared vision. This Plan presents the results of the planning process that led to the development of the its goals and policies. It has a similar format to the Deschutes County Comprehensive Plan and other community plans, by containing the following four sections:



- Introduction: This section describes the project background, Plan organization, and application.
- Vision, Plan Goals and Policies: This section provides a policy framework to guide rural growth and development and address other community issues in South County.
- Policy Topics: This section summarizes five topics that galvanized residents. It describes Deschutes County’s public outreach techniques, including agency and organizational partners that have an integral role in contributing to South County’s quality of life. It also discusses land use designations and economic development opportunities, public facilities transportation, the natural environment and recreation. Plan policies are based in part on information contained in this section.
- Appendices: Five appendices contain information describing issue identification and analysis, partnering agencies, policy formation, and maps.

How to Use the Plan

An area plan is an integral part of the Comprehensive Plan and upon adoption by the Board of County Commissioners (Board) constitutes an official chapter that can only be changed through a plan amendment. As a component of the Comprehensive Plan, it has more geographically specific goals and policies. It also contains a vision statement conveying the expectations of a specific community, an inventory of existing conditions, and the results of the public involvement process. These three elements shape the establishment of goals and policies, which then provide a guide to decision making for preferred land uses that support local development objectives and capital improvements during a twenty year period.

As illustrated in **Figure 3**, once adopted, an area plan can be implemented using regulatory and non-regulatory tools. One set consists of zoning, subdivision, and related land use ordinances. Others promote intergovernmental coordination and public-private partnerships to collectively achieve the preferred future. It is

Figure 3 - Developing and Implementing an Area Plan



important to note that these types of approaches must be consistent with Oregon’s Land Use Program and 19 Statewide Planning Goals. The Board establishes an annual work plan every fiscal year for the Planning Division. Citizens and stakeholders can engage the Board in the spring during the development of the budget to endorse Planning Division work tasks and implementation measures that directly relate to south Deschutes County.

Generally, area plans focus solely on land use issues. This Plan however, addresses land use and a wide array of additional issues raised by the public. The result is a comprehensive area plan for South County. It is an umbrella document comprised of goals and policies capturing this area’s desired future over the next twenty years. The Plan will be used to guide decision making for Deschutes County and other public agencies as well as non-profit and private organizations actively involved in South County.



Vision Statement, Plan Goals and Policies

Vision Statement

The intent of this vision, developed in cooperation with South County residents and stakeholders, is to ensure that with vigilance and foresight, the unique rural character can be maintained and enjoyed by present and future generations.

South Deschutes County will retain and enhance its high quality of life as a collection of diverse, rural neighborhoods tied together by outstanding natural and recreational amenities. Residents and land owners will enjoy excellent educational opportunities for all ages, a safe and efficient transportation system, healthy environment, thriving economy, access to quality health care, strong community organizations and partnerships, respect for private property rights, and active involvement in decisions that shape the area.

Plan Goals and Policies

Community Involvement and Partnerships

Goal I Involve and engage the South County community in land use planning.

Policy I.1 Conduct an annual meeting in South County with the Board of Commissioners and Deschutes County Planning Commission.

Policy I.2 Reassess through a public process, the South County Plan as needed, but at least every three to five years, and analyze:

- a. Population growth;
- b. Effectiveness of plan implementation; and
- c. New issues or emerging opportunities.

Policy I.3 Maximize public participation on locally significant issues by establishing, where appropriate, technical or citizen advisory committees, and encouraging federal and state agencies to do the same.

Policy I.4 Share information and communicate with residents, community organizations and absentee landowners through:

- a. Hosting town hall meetings with all South County partners;
- b. Utilizing internet and social media;
- c. Distributing, through a variety of avenues, outreach and education materials that provide information on locally-led efforts promoting social, economic and environmental programs; and
- d. Encouraging government agencies, community organizers and leaders to write articles for local newspapers.

Goal 2 Support public, private and non-profit partnerships.

- Policy 2.1 Foster a sense of shared identity and pride in South County through community projects, such as a beautification program to enhance the area for tourists, businesses and residents.
- Policy 2.2 Partner with the community to retain and improve South County’s high quality of life.
- Policy 2.3 Support the community on projects that promote self-reliance, such as community greenhouses or gardens that increase the local food supply.
- Policy 2.4 Work with homeowner associations, road districts, community groups, government agencies, and non-profits to collectively address land use and natural resource issues, such as code enforcement or responsible animal husbandry.
- Policy 2.5 Encourage organizations like La Pine and Sunriver Chambers of Commerce, and Central Oregon Visitors Association to maintain and enhance webpages highlighting South County’s regional amenities and community resources.
- Policy 2.6 Partner with the real estate community and others to provide education materials for new residents and/or property owners about rural lifestyles, including:
 - a. Non-urban levels of public services (e.g. unpaved roads);
 - b. Fire prevention;
 - c. Noxious weeds;
 - d. River and groundwater management;
 - e. Preservation of wildlife habitat; and
 - f. Streamside stewardship information and requirements.
- Policy 2.7 Collaborate with Lake and Klamath counties on regional issues that affect South County, such as groundwater quality, economic development, adult education, social services, transportation, and recreation, including trails.
- Policy 2.8 Support and encourage a diverse array of community partners to collaborate on comprehensive substance abuse prevention best practices.
- Policy 2.9 Promote community and individual engagement in comprehensive substance abuse prevention best practices.
- Policy 2.10 Cultivate an understanding of the causes of poverty and its impact on citizens and community in order to provide opportunities for citizens to move out of it.

Land Use

Goal 3 Provide County assistance to address existing and emerging land use issues and opportunities.

- Policy 3.1 Collaborate with the South County community and City of La Pine to address:
- a. Business expansion and recruitment, including adding another grocery store and a movie theater;
 - b. A 24-hour health care facility;
 - c. Coordination among health care providers and clinics;
 - d. Community greenhouses;
 - e. Affordable senior housing and/or aging in place programs;
 - f. Trail development suitable for walking, biking and equestrian use;
 - g. Farmer’s markets;
 - h. Public transportation;
 - i. La Pine Neighborhood Planning Area (the area bounded by Burgess Road, US 97, 1st Street and Huntington Road);
 - j. Post-high school education, employment retraining, adult learning, and vocational programs;
 - k. Meeting locations allowing for remote teleconferencing;
 - l. Business practices which negatively impacts substance abuse; and
 - m. Other projects as identified.
- Policy 3.2 Initiate amendments to County Code to address demographic trends or community concerns, such as the need for accessory housing units, within the parameters of state law.
- Policy 3.3 Where federal or state government lands are surrounded by subdivisions, work with the affected government agency to retain them in public ownership for public use.
- Policy 3.4 Develop a master plan to address the infrastructure challenges facing rural, undeveloped lots in southern Deschutes County.

Goal 4 Manage County-owned lands to meet community objectives.

- Policy 4.1 Evaluate and manage County-owned lands as follows:
- a. Properties meeting the County criteria for park lands as cited in Comprehensive Plan Policy I.3.14, may be designated by the Board of County Commissioners as such to be retained for public ownership;
 - b. Properties recognized in a park district master plan may be considered by the Board of County Commissioners for a park designation to be retained in public ownership;
 - c. If a property does not meet the criteria for park lands, consider auctioning the property to place it in private ownership;
 - d. If a property does not meet the criteria for park lands, but is within a wildlife overlay zone, consider maintaining the land as open space; and

- e. Use for other community needs, such as social services, centralized sewer, or low income housing as allowed by ORS 271.330.

Policy 4.2 Coordinate with local park and recreation districts or other qualified organizations to transfer County designated park lands into their ownership for park and recreation purposes, as allowed by State Statute, ORS 275.330.

Policy 4.3 Use all the proceeds derived from the sale of County-owned property in the La Pine Neighborhood Planning Area to protect the groundwater in South Deschutes County, through methods such as funding septic system repairs and upgrades to qualifying low-income homeowners.

Policy 4.4 In conjunction with the City of La Pine, evaluate and revise as needed, the Transfer of Development Credit and Pollution Reduction Credit programs by considering, at a minimum, the following:

- a. Reconvening the Transfer of Development Credit Advisory Committee;
- b. Analyzing the results of the program;
- c. Understanding existing market trends and land development constraints in the rural area and La Pine Neighborhood Planning Area; and
- d. Exploring, if necessary, different alternatives for developing the La Pine Neighborhood Planning Area that maximize revenues from the sale of property to fund groundwater protection efforts.

Goal 5 Address high groundwater lots and zoning and surveying issues.

Policy 5.1 Develop a work plan with affected stakeholders to determine the future development and conservation potential of approximately 1,500 high groundwater lots. The work plan will need to incorporate the potential for an unknown number of lots to be served by centralized sewer or other methods of collection in the future, which would make them developable, where that possibility may not currently exist. The work plan shall, at a minimum, analyze:

- a. The impact of the newly permitted development on roads, riparian areas, wildlife habitat, and wetlands; and
- b. Acquisition options such as purchasing the lots, land transfers or other ideas.

Policy 5.2 Develop a work plan, in coordination with property owners, to update the Comprehensive Plan and Zoning designations to reflect the land use and development patterns in Section 36, Haner Park and other applicable areas with long-standing issues, while protecting ecologically significant natural areas or resources.

Policy 5.3 Support the development of economically viable strategies to address surveying errors including those in the Lechner Estates area.

Economic Development

Goal 6 Foster a healthy economic and employment base in South County, while retaining the rural character.

- Policy 6.1 Promote La Pine as a regional commercial and employment center, through concepts such as:
- a. Maintaining and supporting La Pine’s representation on Economic Development for Central Oregon’s (EDCO) Board;
 - b. Coordinating as needed with EDCO, La Pine and Sunriver Chambers of Commerce, Sunriver, the City of La Pine, and others to promote economic development opportunities;
 - c. Collaborating with Klamath County, Gilchrist and Crescent; and
 - d. Encourage business support and participation in substance abuse best practices which foster a successful youth and a strong employment base.
- Policy 6.2 Facilitate South County tourism by:
- a. Supporting organizations like Travel Oregon, Central Oregon Visitors Association, and La Pine and Sunriver Chambers of Commerce’s efforts to promote the area as a tourist destination;
 - b. Promoting the Upper Deschutes, Little Deschutes, and Fall rivers for low-impact activities such as fishing and canoeing; and
 - c. Marketing the Cascade Lakes Highway as a defining South County asset and gateway.

Goal 7 Diversify the rural economy.

- Policy 7.1 Adopt zoning for small destination resorts, as defined in ORS 197.445.
- Policy 7.2 Encourage telecommunications companies to develop high-speed internet access to support local businesses.
- Policy 7.3 Assess the feasibility of rural development initiatives, including potential amendments to County Code, such as:
- a. Forest product businesses;
 - b. Extractive industries;
 - c. Energy facilities; and/or
 - d. Neighborhood oriented commercial development.

Public Facilities

Goal 8 Sustain public facilities and services commensurate with South County’s unique development pattern.

- Policy 8.1 Support local, state, and federal law enforcement and fire protection agencies.

- Policy 8.2 Support agencies and organizations like the Deschutes Public Library, Bend-La Pine School District, Little Deschutes Grange Hall and La Pine Park and Recreation District’s missions that provide:
- a. Services and programs for the community; and
 - b. Meeting spaces and educational resources.

Goal 9 Partner with the Oregon Department of Environmental Quality (DEQ) to protect groundwater and public health.

- Policy 9.1 Explore opportunities for Goal II exceptions and the full range of advance wastewater treatment opportunities, including but not limited to, the use of onsite alternative treatment technology, centralized sewer systems and cluster systems.
- Policy 9.2 Conduct a joint Board of County Commissioner/Planning Commission hearing in Newberry Country to:
- a. Discuss the South County/Northern Klamath County steering committee recommendations; and
 - b. Allow for public comments

Transportation

Goal 10 Expand transportation options.

- Policy 10.1 Support appropriate entities and community organizations in their efforts to:
- a. Expand regional public transit options for residents living in Sunriver, La Pine and outlying rural neighborhoods;
 - b. Expand park and ride lots where there is an identified need;
 - c. Explore commute options such as private ride share or shuttles;
 - d. Expand mobility options for persons with disabilities and/or medical needs;
 - e. Involve user groups such as students, elderly, rural residents and disabled residents in public transit discussions; and
 - f. Provide information about existing transit opportunities.
- Policy 10.2 Explore the long-term potential for passenger rail.
- Policy 10.3 Create a regional trail plan in coordination with the City of La Pine, Sunriver, Deschutes County Bicycle and Pedestrian Advisory Committee (BPAC), La Pine Park and Recreation District, U.S. Forest Service, special road districts, and homeowner associations, considering at minimum:
- a. Adequate rights of way;
 - b. Appropriate locations and designs to provide connectivity;
 - c. Public safety;
 - d. Access to schools, parks, employment and other popular destinations; and

e. Funding sources, including bicycle licenses.

Policy 10.4 Support the trails identified in the County Transportation System Plan and, when requested, evaluate proposed trails such as:

- a. U.S. Forest Service efforts to improve non-motorized connections that either use or parallel USFS # 41 Road from Spring River Road just west of Sunriver to Cascade Lakes Highway by the Inn of the 7th Mountain.
- b. U.S. Forest Service proposal for a paved path from Sunriver to Lava Lands Visitor Center.

Policy 10.5 Evaluate emerging trail opportunities that include:

- a. Partnerships with other public trail planning processes and trail development groups with technical experience;
- b. River corridor or river trails such as those promoted by the Bend Paddle Trail Alliance; and
- c. A regional trail connecting Central Oregon communities such as La Pine, Sunriver and Bend.

Policy 10.6 Request BPAC to amend their bylaws to require at least one at-large member be from South County.

Policy 10.7 Support local initiatives to create a South County trail alliance organization.

Policy 10.8 Work with affected jurisdictions to acquire, develop, connect, and maintain a series of trails along the Deschutes River and surrounding public spaces.

Policy 10.9 Work cooperatively with City and parks and recreation districts to support grant applications to build or maintain trails in the rural County.

Goal 11 Maintain and improve the public road system.

Policy 11.1 Support the voluntary formation of special road districts.

Policy 11.2 Partner with special road districts, the County Road Department and neighborhood associations to determine the best ways to maintain roads that provide primary thoroughfares or emergency egress.

Policy 11.3 Identify potential funding options for road maintenance.

Policy 11.4 Post a clear explanation of which roads are maintained and why on the Road Department website.

Goal 12 Partner with Oregon Department of Transportation, U.S. Forest Service, Bureau of Land Management, Sunriver and La Pine to address regional transportation issues.

Policy 12.1 Coordinate solutions for pedestrians, bicycles and vehicles to cross Highway 97.

- Policy 12.2 Evaluate a north-south alternative to Highway 97 on the western edge of South County, extending from Burgess Road to Spring River Road.
- Policy 12.3 Coordinate with Oregon Department of Transportation and the City of La Pine on the La Pine Transportation System Plan.
- Policy 12.4 Work with the U.S. Forest Service to address maintenance of Forest Service roads that provide access to rural subdivisions, such as USFS # 44.
- Policy 12.5 Encourage the use of partnering agency resources for comprehensive substance abuse prevention strategies in order to reduce impaired walking, cycling and driving.

Natural Hazards

Goal 13 Minimize the threat of wildfire in the Wildland Urban Interface.

- Policy 13.1 Assist fire districts and community organizations in fire prevention activities, such as:
 - a. FireFree spring and fall events;
 - b. Debris clearing and/or drop off and pick up sites;
 - c. Ladder fuel reductions; and
 - d. Updating Community Wildfire Protection Plans.
- Policy 13.2 Encourage neighbors and residents to become Firewise, a national recognition for fire-adapted communities.
- Policy 13.3 Amend County Code to require landowners to maintain defensible space.
- Policy 13.4 Encourage the formation of an organization within the Greater La Pine Community Wildfire Protection Plan area with a fire fighting and river corridor protection focus similar to the Upper Deschutes River Coalition.
- Policy 13.5 Support the productive use of materials removed during fuel reduction efforts.
- Policy 13.6 Work with homeowners, the U.S. Forest Service, Bureau of Land Management and Oregon Department of Forestry to ensure all subdivisions have adequate evacuation routes and signage.

Goal 14 Prepare for other natural and man-made hazards.

- Policy 14.1 Maintain a Natural Hazards Mitigation Plan as described in the Deschutes County Comprehensive Plan, Section 3.5, Natural Hazards.
- Policy 14.2 Evaluate the potential for man-made hazards associated with the Burlington Northern Santa-Fe Railway and Highway 97.
- Policy 14.3 Evaluate existing emergency shelters to ensure the alternates are available if

primary shelters are not available.

Policy 14.4 Provide information on noxious weed regulations and effective weed control.

Goal 15 Promote individual self-sufficiency while recognizing community interdependence.

Policy 15.1 Promote personal responsibility in preparing for natural disasters.

Policy 15.2 Encourage families to become self-sufficient for the first three days after a major disaster by taking, at minimum, the following steps:

- a. Make a plan;
- b. Build a three-day emergency supplies kit; and,
- c. Get trained in CPR and first aid.

Natural Resources

Goal 16 Support environmental stewardship and natural resource protection.

Policy 16.1 Coordinate with non-profit organizations that have technical expertise and an active presence in South County such as Deschutes Soil and Water Conservation District, Deschutes River Conservancy, Upper Deschutes Watershed Council, Upper Deschutes River Coalition, and Trout Unlimited.

Policy 16.2 Facilitate or support public processes to enhance community understanding on issues that may impact the natural environment, such as pesticide/herbicide use or geothermal energy development.

Policy 16.3 Support an accessible web-based directory or rural handbook describing local organizations specializing in environmental issues so citizens can easily identify points of contact.

Policy 16.4 Track the air quality impacts from potential sources of pollution, such as unpaved dirt roads, controlled and uncontrolled burns and industrial projects.

Policy 16.5 Encourage responsible alternative energy initiatives that recognize South County's energy potential.

Policy 16.6 Maintain a South County representative on the Deschutes County Weed Control District Board.

Policy 16.7 Support efforts to expand recycling opportunities and community composting, including woody debris and curbside recycling, if feasible.

Policy 16.8 Assess the feasibility of forming a South County wetlands mitigation bank.

Policy 16.9 Coordinate with homeowner efforts to address stagnant water in side channels draining to the Deschutes River.

Policy 16.10 Coordinate with state and federal agencies on significant natural resource issues, including new threatened or endangered species listings.

Policy 16.11 Participate with all partners in the upper Deschutes Basin on a comprehensive water management plan that restores and manages flows in the upper Deschutes River while meeting the needs of users and property owners.

Policy 16.12 Consider an ordinance to limit the number of livestock allowed on small acreages in order to limit nitrates from entering the groundwater and protecting public health.

Policy 16.13 Provide information about:

- a. Maintaining native streamside vegetation in wetlands and floodplains to protect water quality; and
- b. Negative effects of fertilizers, lawns, and non-native grasses impacting wetlands, floodplains and streams.

Recreation

Goal 17 Encourage a variety of parks, trails and recreation options for South County residents.

Policy 17.1 Support parks and recreation facilities and services by:

- a. Engaging the neighborhoods not served by a park district as of 2012 in a discussion of park district options;
- b. Supporting the expansion of outdoor amenities, such as public or private campgrounds; and
- c. Supporting agencies, schools and organizations, such as the La Pine Parks and Recreation District or Bend La Pine School District, that provide a variety of youth facilities and programs.

Policy 17.2 Collaborate with the La Pine Park and Recreation District, community organizations, Sunriver and La Pine to provide safe and convenient river access points, including:

- a. Improving existing sites including those at or near Harper Bridge and Maxwell Veterans Memorial Bridge; and
- b. Assessing options for new or improved public locations.

Policy 17.3 Work with the U.S. Forest Service and Bureau of Land Management to maintain and improve access to recreation activities including hunting, fishing, hiking and off-road opportunities.

Policy 17.4 Ensure that the trails policies under the Transportation section of this Plan consider also multi-use and specialized recreational trails.

Policy Topics

The South County Plan is adopted as a chapter of the Deschutes County Comprehensive Plan, which was updated in 2011. Like the overall Comprehensive Plan, this Plan must comply with Statewide Planning Goals and regulations. The Oregon planning program was initiated in the 1970s to protect rural lands, including farms, forests and natural resources, by promoting growth in urban areas. Within those parameters, this Plan is intended to address unique conditions as well as provide a voice for what matters to the South County community. This Plan differs from many Oregon land use plans because most plans include data and analysis for each Statewide Planning Goal. However, since this information is provided in the Comprehensive Plan update and the 2012 Transportation System Plan, it is not repeated here.

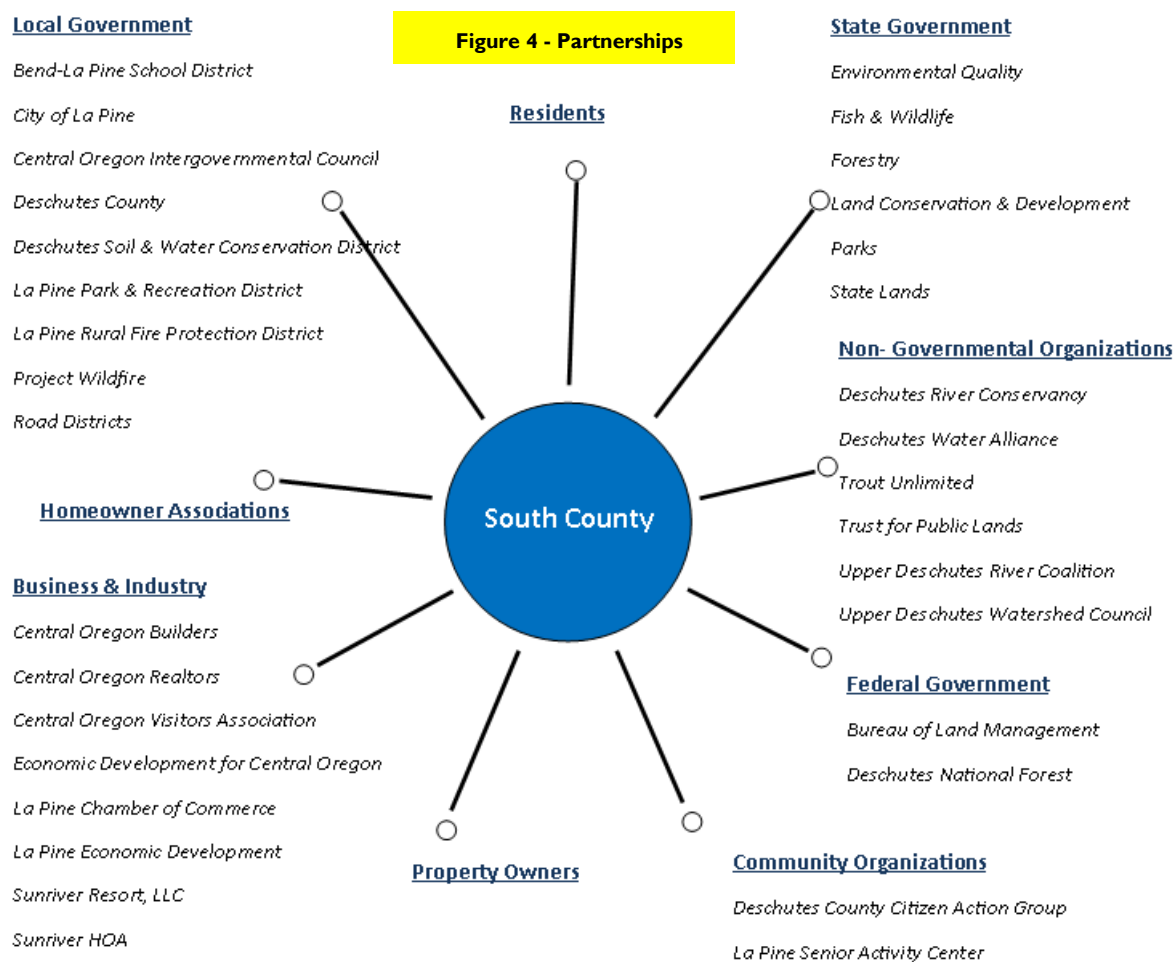
Goals and policies cited in this Plan complement those in the Comprehensive Plan. They are specifically tailored to address South County's issues and perspectives, stemming in large part from the area's rural development pattern. Together the Comprehensive Plan and South County Plan can guide future programs and actions for the area. Several goals and policies indirectly relate to land use, such as the need for adult education and vocation training, tourism promotion, or development of high-speed internet. For many of these policies, County government will take a minor role, if any, in implementation. But these policies are included to provide visibility for issues that received considerable community support. The following five sections provide context for understanding South County Plan goals and policies. Many of the policies propose specific projects or actions that will ultimately require a thorough public process when they are initiated.

Public Involvement and Partnerships

During the three year period culminating in the Comprehensive Plan update, county residents noted the importance of involving the community in local decision-making. Policies in the Comprehensive Plan recognize the need for using a variety of public outreach methods. The South County Plan process incorporated several techniques. Starting in January 2012, two kick-off meetings were held to introduce the project and begin identifying community expectations. In February, Deschutes County brought together over 20 representatives from local, state and federal agencies to staff tables and give presentations. To complement their presentations and resource materials, the County also provided handouts to attendees summarizing the region's existing demographic and land use conditions.



Deschutes County held the partnership meeting at the La Pine High School. The purpose of the meeting was to introduce residents to agencies and organizations that are actively involved in the region. These relationships can provide opportunities to share resources that enhance the region’s overall capacity to implement land use policies within this Plan. They also highlight challenges facing the area by acknowledging what public agencies can and cannot influence. **Figure 4**, while not exhaustive, illustrates the extraordinary level of local knowledge and expertise that can be leveraged to effectuate positive change in south Deschutes County. **Appendix 3** provides a detailed list of partnering agencies and organizations that have a presence in south Deschutes County, and a short synopsis of their respective expertise. This information can serve as a clearinghouse that residents and stakeholders can utilize to coordinate and implement projects in their neighborhoods and the region as a whole. Again, this list is not exhaustive.



March meetings relied upon a series of table exercises to enable participants to first discuss, then identify, and later prioritize their respective land use issues under four categories: Land Use/Economic Development, Transportation, Natural Resources/Natural Hazards, and Recreation/Other. As a starting point for these discussions, staff summarized land use issues

identified in RPS, the High Groundwater Project (2009), and the Comprehensive Plan update. Meetings in May focused on reviewing a draft vision for South County and examining land use solutions, potential obstacles, and opportunities to collaborate with the region's local, state, and federal agencies. Draft goals and policies were prepared and reviewed at focus groups and community meetings in July and early August.

Stakeholder Groups

Deschutes County also reached out to a number of organizations, ultimately conducting meetings with the Upper Deschutes Watershed Council, Deschutes County Citizens Action Group, Trout Unlimited, Project Wildfire, Upper Deschutes River Coalition, Lions Club, and Deschutes Soil and Water Conservation District to listen to their specific perspectives. County staff also contacted the Bend-La Pine School District and its PTAs, leading to subsequent discussions with the Three Rivers Elementary School PTA and an informational booth at the school to promote the Plan and receive feedback from parents and students. Homeowner associations and road districts were also invited to participate. In May, June, July, and August, the County engaged Deschutes River Recreation Home Sites 6 and 9, Fall River, Haner Park, Ponderosa Pines, Oregon Water Wonder Land Unit #1, Special Road District 1/ Deschutes River Recreation Home Sites 1-6, River Forest Acres, Spring River, and Wild River at their annual meetings. Phone interviews were also employed. Seven community members shared their visions and expectations for the region. They represented:

- A third generation family from La Pine and current business owner
- Klamath County resident who owns property in south Deschutes County
- La Pine Chamber of Commerce
- La Pine Planning Commissioner
- *Newberry Eagle*
- Rancher
- Volunteer

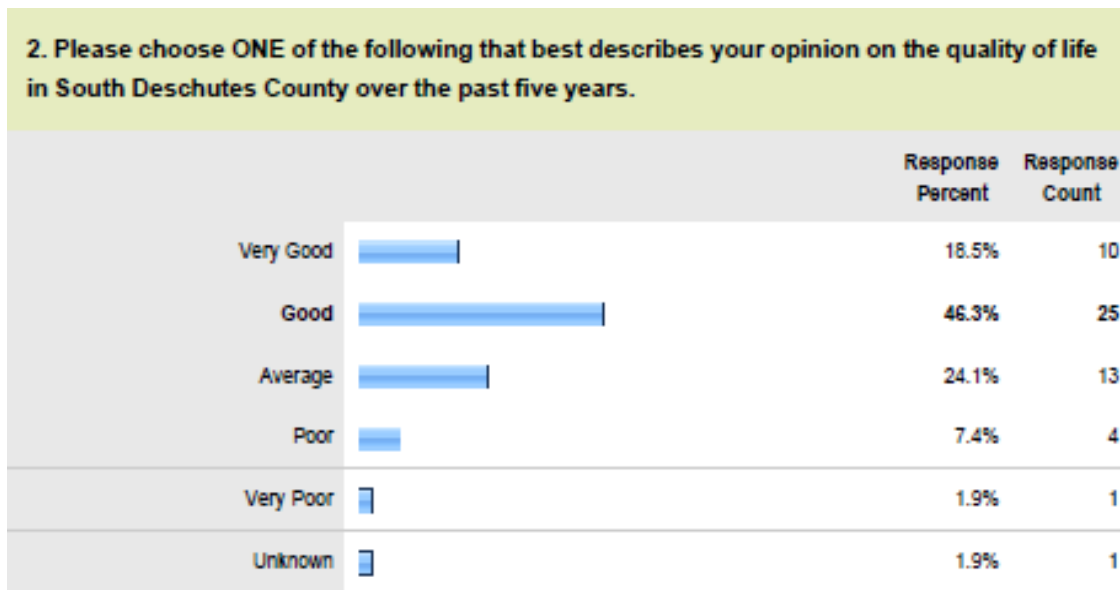
Website and Survey

Deschutes County regularly updated its website (www.deschutes.org/southcountyplan) to provide residents and stakeholders with:

- Project schedule and Scope of work
- Contact information
- Maps
- Outreach opportunities, meeting announcements and results
- On-line survey
- Summary sheets describing existing conditions and demographics
- Planning Commission and Board of County Commissioner work session and hearing materials

Released for two months between March and April 2012, the informal survey provided through the website, represented another tool to capture community input. Fifty-four people responded to 21 questions. As demonstrated in **Figure 5**, respondents were asked their opinions about the quality of life in south Deschutes County, opportunities for growth, consequences of unplanned rural development, land use priorities, and topics making the most difference in ones neighborhood.

Figure 5 - Survey Question



Community Response



Partnership discussions led to conversations about the role of County government. Some people expressed a preference for minimal involvement, noting that they moved to the area in search of personal freedom. Others stated a preference for the County government to partner with the community to achieve common goals or facilitate with other government agencies to address wider issues. It was acknowledged that County government can assist efforts through many avenues. Facilitating meetings, donating land, supporting grant funding requests or entering private-public partnerships are just some of the methods that can be used to work together to retain and improve the rural character that attracts people to the area.

Land Use and Economic Development



Southern Deschutes County spans more than 125 square miles and is bounded by federal lands managed by the Deschutes National Forest and Bureau of Land Management. Approximately 12,000 lots were platted in the 1960s and 1970s, prior to the enactment of Oregon's land use planning laws. As of 2012, there are 7,403 housing units in the rural county, excluding Sunriver, recognized as a Census Designated Place and La Pine. Approximately 5,125 or 70% of those lots are occupied. Many of the lots are proximate to floodplains, wetlands, riparian areas, deer migration routes and lodgepole pine forests. Most lie within tracts that extend roughly 25 miles south of Sunriver, adjacent to the scenic Deschutes and Little Deschutes rivers and contain small 1 to 2 acre parcels. Only a limited number are serviced by sewer or water districts, or paved roads. Other distinct areas include rural residential properties in Newberry Estates, near Paulina Creek, northeast of La Pine, and tracts in Section 36, near Highway 31. The water table in many places is shallow - less than six feet for most properties and less than two feet for approximately 1,500 privately owned lots. These "high groundwater" lots experience groundwater rising to within 24 inches of natural ground surface. Each lot must be evaluated to determine if there is 24 inches of separation. If not, under Oregon Department of Environmental Quality rules, no septic system can be installed in these conditions (OAR 340, Division 71).



US Census



The US 2010 Census provides demographic data for Sunriver, La Pine and rural unincorporated area. **Table 1** summarizes South County's 2010 population, housing units, and occupancy status for these particular areas. The 2010 population for the rural portion of South County is 12,273. As **Table 2** illustrates, a vacant lands inventory performed in 2011 identified the potential for 2,708 dwelling units. The estimate is based on 2010 Assessor data, potential land divisions, vacant lots (excluding high groundwater properties), and the number of units per acre allowed in each zone. It excludes Sunriver, Caldera Springs Resort, a portion of Vandeventer Ranch, and a majority of Crosswater Resort, which are recognized as a Census Designated Place. If all 2,708 lots develop and household unit size remains at 1.9 persons, South County's rural population will increase by 5,145 people, bringing its total to 17,418. Under this scenario, **Table 3** shows that full build out would occur in Year 2027. It is important to note that the population estimate assumes all buildable lots are developed, but

does not account for potential population growth from second homes, which could become primary residences. It also does not account for the potential development of the approximately 1,500 high groundwater properties.

Table 1 - 2010 Census

2010 Census	Sunriver CDP ¹	City of La Pine	Rural So. County ²	Total	
Population	1,393	1,653	12,273	15,319	
Total Housing Units	4,568	942	7,403	12,913	
<i>Housing Unit / Occupancy Status</i>	<i>occupied</i>	725	698	5,125	6,548
	<i>vacant ³</i>	3,843	244	2,278	6,365
	<i>% vacant</i>	84%	26%	31%	n/a

¹ Census Designated Place includes Sunriver, Caldera Springs and Crosswater

² Includes all areas outside of Sunriver, Crosswater, Caldera Springs and City of La Pine

³ Vacant could include second homes, short-term rental homes, homes for sale, foreclosure, etc.

Table 2 - South County Population Estimate at Build Out

2010 Census Population Estimate ¹	Potential Dwelling Units ²	Coordinated Population Forecast (Household Unit size) ³	Future Population Based on Undeveloped Lots	Build Out Population Estimate
12,273	2,708	1.9	5,145	17,418

¹ Population estimate excludes Sunriver, Caldera Springs, and Crosswater, which are recognized as a Census Designated Place, and City of La Pine

² Dwelling unit estimate based on 2010 Assessor's data, land divisions, vacant lots (excluding high groundwater properties), and the number of units per acre allowed in each zone. Estimate excludes Sunriver, Caldera Springs Resort, a portion of Vandevent Ranch, and a majority of Crosswater Resort, which are a Census Designated Place

³ Coordinated Forecast uses housing unit size of 1.9, calculated using the total population count for the unincorporated county in the 2000 Census and dividing it by the total number of housing units in the unincorporated county.

Table 3 - Build Out for South County Occurs in 2027

2010 Population	Average Annual Growth Rate ¹	Build Out Population Estimate	Population Forecast Year ²
12,273	2.20%	17,418	Year 2027

¹ Deschutes County Population Forecast (Ordinance 2004-012)

² Population estimate excludes Sunriver, Caldera Springs, and Crosswater, which are recognized as a Census Designated Place, and City of La Pine

Bend-La Pine School District Enrollment



For the 2011/2012 academic year, a total of 1,735 students from South County attend Three Rivers Elementary School, Rosland Elementary School, La Pine Elementary School, Three Rivers Middle School, La Pine Middle School, and La Pine High School. All of these schools are in the Bend-La Pine School District. The school boundary for Three Rivers K-8 School encompasses Sunriver and properties south of the resort, bordering South Century Drive as it intersects with Huntington Road and extends westward towards the Little Deschutes and Upper Deschutes rivers. Fall Rivers Estates is also in the Three Rivers K-8 School boundary.

Land Use Designations

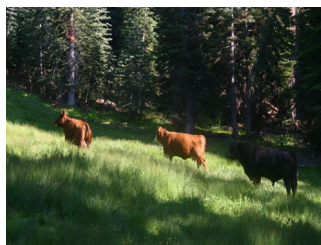
Land Use is governed by 19 Statewide Planning Goals, but particularly Goal 2, Land Use Planning. Refer to the Deschutes County Comprehensive Plan Section 1.3 for further details. Deschutes County Comprehensive Plan designations identify general land uses and provide a legal framework for establishing zoning districts. Zoning regulates land uses that are allowed in each respective district with development standards. **Table 4** lists the predominant comprehensive plan designations and corresponding zoning districts for South County. **Table 5** shows the acreage associated with the districts.

Table 4 - South County Area Land Use Designations	
Comprehensive Plan Designations	Zoning Districts
Agricultural	Exclusive Farm Use Zone
Destination Resort	Destination Resort Overlay Zone
	Floodplain Zone
Forest	Forest Use 1 & 2 Zone
Open Space and Conservation	Open Space and Conservation Zone
Rural Commercial	Rural Commercial Zone
Rural Residential Exception Area	Rural Residential 10 Zone
Surface Mining	Surface Mining Zone, Impact Combining Zone
Unincorporated Community	Unincorporated Community - Rural Service Center
	<u>Other Relevant Districts</u>
	Landscape Management Combining Zone
	Wildlife Area Combining Zone

Table 5 - South County Zoning District & Associated Acreages		
Zoning Districts ¹	Acres ²	Percent ³
Exclusive Farm Use La Pine	5,706	3%
Flood Plain	4,974	3%
Forest 1	135,827	76%
Forest 2	4,392	2%
Open Space and Conservation	8,979	5%
Rural Residential 10	17,596	10%
Other (Unincorporated Community, Surface Mining, Rural Commercial)	149	0%
Total	177,623	100%
Overlay and Combining Zones		
Wildlife Combining	99,655	56%
Destination Resort Overlay	2,000	1%
Landscape Management Combining	8,274	5%

¹ Zoning districts, combining and overlay zones exclude Sunriver and La Pine
² Acres include roads, right-of way, lakes, rivers
³ Rounding may not add to 100%

Described below in greater detail are South Deschutes County’s Comprehensive Plan designations.



An “Agricultural Lands” designation and EFU zone protects farmlands in Deschutes County pursuant to Statewide Planning Goal 3 (Agricultural Lands). As discussed in the Agricultural Lands Section of the Comprehensive Plan, protecting agriculture is one of the primary goals of the Oregon land use system. A 1992 study identified seven agricultural subzones. For each subzone, standards determine minimum parcel sizes for farm divisions to protect the commercial agricultural land base. The subzone applicable to south Deschutes County is EFU - La Pine (EFULP). Its specifically noted for riparian meadows, grazing and meadow hay. The minimum acreage for this subzone is 37 irrigated acres. Refer to Section 2.2 of the Agricultural Lands section of the Comprehensive Plan for more details.

Statewide Planning Goal 8, the recreation goal, was amended in 1989 to specify a process for locating destination resorts on rural land without taking an exception to Goals 3, 4, 11 and 14. This was followed by legislation incorporating Goal 8 into Oregon’s land use statutes. By these actions, the State of Oregon recognized destination resorts as a legitimate rural land use. In order to allow destination resorts, Goal 8 requires that Deschutes County adopt a “Destination Resort” map



showing which lands are eligible for destination resort development.

Although a property is mapped as eligible for a destination resort, a destination resort may not be permitted outright in that location. In order to be approved, a proposal for a resort must be processed as a conditional use and comply with the specific standards and criteria established by the county. In 2010, the Board of County Commissioners adopted new criteria and procedures for updating its Destination Resort Maps. One year later the Board officially updated them. In south Deschutes County, 573 properties, encompassing 2,000 acres are designated as eligible for siting a destination resort. Refer to Section 3.9 of the Comprehensive Plan for more details.



A “Floodplain” designation protects public and private property from hazards associated with floodplains; conserves important riparian areas along rivers and streams for fish and wildlife resources; and preserves significant scenic and natural resources. Floodplains are defined as the lowland and relatively flat areas adjoining inland waters including at a minimum, that area subject to a one percent (100-year recurrence) or greater chance of flooding in any one year. The

areas of special flood hazard are identified by the Federal Insurance Administration in a report titled, *Flood Insurance Study for Deschutes County, Oregon and Incorporated Areas*. This report was revised in September 2007, and includes accompanying Flood Insurance Rate Maps. Floodplains in Southern Deschutes County are adjacent to the Deschutes, Little Deschutes and Fall rivers. The Flood Insurance Study is on file at the Deschutes County Community Development Department. Refer to Section 2.5 of the Comprehensive Plan for more details.

Maintaining strong protections for forest land is another primary goal of the Oregon land use planning system. Statewide Planning Goal 4 sets forest identification and protection standards which must be met by local governments. The Goal requires forests to be designated on a comprehensive plan as “Forest Lands” and protected primarily for the growing and harvesting of trees. The key concept is local governments must inventory forest lands and protect them through local regulations.



In 1992, as part of State mandated Periodic Review, Deschutes County revised its forest designations and associated regulations to two (F-1 and F-2). As shown in Table 5, the vast majority of lands in South County are zoned for forest uses. Refer to the Section 2.3 of the Comprehensive Plan for more details.



An “Open Space and Conservation” designation protects views either through the Landscape Management Combining Zone or Open Space and Conservation Zone. Open spaces are generally undeveloped areas that are being maintained for some other purpose, such as parks, forests or wildlife habitat. Besides the value that stems from the primary use of the land, open spaces provide aesthetically pleasing undeveloped landscapes. Because these areas are undeveloped they also provide additional benefits such as water recharge and safety zones from natural hazards like flooding. Refer to Section 2.7 of the Comprehensive Plan for more details.

The majority of private land in South County is designated “Rural Residential Exception Area.” Rural Residential Exception Areas and corresponding Rural Residential (RR-10) zone are so named because the County had to follow a process under Statewide Goals 2, 3 or 4 to explain why these rural lands were excepted from State farm or forest designations. The minimum lot size for new subdivisions in the RR-10 zoning district is ten acres. Refer to Section 3.3 of the Comprehensive Plan for more details.

Besides the above designations there are other Comprehensive Plan and Zoning Districts relevant to south Deschutes County. “Unincorporated Communities” include “Rural Service Centers,” pre-existing areas of minor commercial and residential development. The “Surface Mining” designation provides regulations for non-renewable resources, such as pumice, cinders, building stone, sand, gravel and crushed rock. The “Rural Commercial” designation refers to areas of pre-existing commercial development that do not meet the standards for Rural Service Centers. Refer to the Sections 2.10, 3.4, and 4.8, of the Comprehensive Plan for more details. There are also a number of overlay or combining zones. The “Wildlife Combining Zone” provides additional regulations to protect deer migration corridors and elk habitat. Limits are placed on fencing, building location, and new subdivisions. The “Landscape Management Combining Zone” provides additional regulations to protect viewsheds from development along rivers and certain roads. Refer to Sections 2.6, 2.7, and 3.9, of the Comprehensive Plan for more details.

Lastly, Deschutes County also administers a Transferable Development Credit (TDC) Program. Adopted in 2002 and modified in 2006, it contributes to the goal of reducing groundwater contamination from septic systems in south Deschutes County by minimizing the number of new septic systems. A TDC is acquired when the County pays a private property owner to record a restrictive covenant on their property. The restrictive covenant prevents the installation of a septic system. The purchased TDCs are necessary to transfer potential development to the Neighborhood Planning Area, a master planned neighborhood on county

owned property within La Pine. This property is served by community sewer and water systems. In 2006, the County modified the program to include Pollution Reduction Credits (PRCs) that would be created when an existing onsite wastewater treatment system is upgraded to a nitrogen reducing system. Pollution Reduction Credits, like TDCs would be accumulated as a requirement of developing in the Neighborhood Planning Area.

Economic Development Initiatives

There are many groups working on economic development initiatives in Deschutes County. Economic Development for Central Oregon (EDCO) is a private non-profit organization with the mission of diversifying the regional economy in the tri-county region (Deschutes, Crook and Jefferson counties). The La Pine and Sunriver Chambers of Commerce promote economic vitality in their respective communities. Travel Oregon and Central Oregon Visitors Association promote tourism. Please see the Comprehensive Plan Section 3.4 for further details on Deschutes County's rural economy.

Community Response

Predominant land use issues raised by the public emphasized the importance of coordinating with the City of La Pine to support their economic development interests, reforming Deschutes County's TDC Program, clarifying the disposition of County-owned lots, and resolving conflicts associated with high groundwater lots, surveying errors, and zoning. A complete list of issues and concerns gathered through these public participation techniques are presented in **Appendix I**, Issue Identification.

Public Facilities and Transportation

Water and Wastewater



There are approximately 12,000 lots, a majority of which are two acres or less, that were platted in the 1960s and 1970s, prior to the enactment of Oregon's land use planning laws. Without an understanding of the high water table or the aquifer's water quality, and with no promise of infrastructure, these lots were marketed nationally. Most of these areas lie within a tract adjacent to the Deschutes and Little Deschutes rivers that extends roughly 25 miles south of Sunriver. With a few exceptions noted later, existing homes now use individual, onsite wastewater (septic) systems for wastewater disposal and shallow wells for water supply. At least 50 percent of these wells draw groundwater from the upper 50 feet of the aquifer that underlies the area. Deschutes County's Comprehensive Plan and

zoning regulations restrict parcel size and the type and intensity of allowed uses to those that can be served by an approved wastewater treatment system. Furthermore, State onsite wastewater system rules (OAR 340-071-0290) specify a minimum separation distance of 24 inches from natural ground surface to the groundwater table for the absorption area (drainfields) to ensure that onsite systems do not contaminate the groundwater. Due to this requirement, approximately 1,500 privately owned lots are not approved for an onsite wastewater system that can then serve residential development.



Table 6 lists public water systems in South County, excluding those serving campgrounds, resorts on public lands, and properties in Sunriver or La Pine. In Oregon, a public water system is defined as having greater than three hookups or serving more than 10 people year-round. The Oregon Drinking Water Program administers and enforces drinking water quality standards for public water systems in the state through a partnership with Oregon Department of Environmental Quality (DEQ) and Oregon Health Authority. **Table 7** lists domestic wastewater systems in South County, excluding those in Sunriver and La Pine. The DEQ requires public and private domestic wastewater systems to have their systems under responsible control and direction of certified operators.

Table 6 - Public Water Systems in South County

Name	Connections
Academy Lodge	1
Avion - Wild River	109
Cascade Meadows RV Park	103
Fall River Water Company	7
Glenwood Acres Homeowners Association	24
Hidden Pines RV Park	25
High Lakes Christian Church	1
Ponderosa Pines Water Company	450
Quail Run Golf Course Inc.	6
River Meadows Home Owners Association	141
Riverview Trailer Park	36
Thousand Trails Inc.	320
Troy Mathews Mobile Home Park	9
Water Wonderland Improvement District 1	200
Water Wonderland Improvement District 2	720

Table 7 - Domestic Wastewater Systems in South County

Name	# of Tax Lots
Oregon Water Wonderland Unit No. 2	996
Stage Stop Meadows	248
River Meadows	251
Caldera Springs *	411
Crosswater *	161
Vandevent Ranch *	7

* Note: Sunriver collects and treats wastewater from Caldera Springs, Crosswater and Vandevent Ranch,

Emergency Services

The La Pine Rural Fire Protection District is bordered on the north by the community of Sunriver and receives mutual aid protection from the Sunriver Fire Department. It is bordered on the east by federal lands, generally following the TransCanada gas line; the south by Klamath County with Old Howard Estates and Wagon Trail Ranch of Klamath County included; and the West by federal lands generally following the lines of demarcation of the inhabited and uninhabited lands. The Fire District also provides emergency medical services, including advanced cardiac life support transport. The Fire District covers approximately 115 square miles of area; the ambulance service area in both Deschutes and Klamath counties covers more than 1,000 square miles.

Transportation

South Deschutes County has a wide variety of roads ranging from dirt tracks to multilane modern highways. There are multiple public agencies and organizations that maintain these roads, including the US Forest Service (USFS), Bureau of Land Management (BLM), the Oregon Department of Transportation (ODOT), Deschutes County, and several special road districts. Many of the paved roads are used by bicyclists. While the Burlington Northern-Santa Fe (BNSF) Railway mainline runs through South County, the trains do not stop. The closest passenger rail depot is at Chemult in northern Klamath County. The USFS and BLM roads are primarily to provide aid in the economic development of natural resources or provide access to recreational sites. These roads can range from two-lane paved roads such as USFS #42 between Cascade Lakes Highway and South Century Drive, to well-graveled roads to two-wheel tracks. ODOT operates and maintains US 97, the major north-south trucking route on the east side of the Cascades. US 97 also serves as the major link for commuters and shoppers traveling between La Pine, Sunriver, and Bend. In 2010 on an average day, the highway traffic volumes varied



from 16,100 at the south of Bend, to 9,800 at Vandever Road, to 9,100 at First Street in La Pine, to 5,900 at Oregon (OR) 31. The latter highway links South County to Lakeview and northwest Nevada. At the Deschutes/Klamath county line, OR 31 carried an average of 1,500 vehicles.



Deschutes County operates and maintains several key roads in South County. The traffic volumes are lower than on the State highways. The highest volume County roads in 2008-2010 were Burgess Road east of Day Road (7,709 vehicles); South Century Drive south of the Sunriver Business Park (4,881 vehicles); La Pine State Rec Road (2,776 vehicles); and Huntington Road (1,773). Most of the roads in South County have fewer than 1,000 vehicles a day and many are even less than 500.

While the County Road Department maintains approximately 900 miles of roadway, there are roads maintained instead by the property owners abutting it. Called special road districts, these public roads are maintained by a separate entity, not Deschutes County. The roads are typically low volume and are related to rural subdivisions. Special road districts are governmental bodies formed by property owners who then tax themselves to maintain their local roads. State law, ORS 371.305 to 371.385 sets out how to form these districts and what they can do. There are 14 special road districts within South County. The residents forming the road district agree to pay property taxes to support it. Road District Commissioners are appointed by the Board of County Commissioners. The special road district improves and maintains its roads to a level agreed to by the residents of the district. Roads can be graveled or paved. Maintenance can include paving, repairs, blading, or snow plowing. Typically, the traffic volumes are fairly modest, although as these roads are public rights of way, any one can travel them.



Cascades East Transit (CET), operated through Central Oregon Intergovernmental Council offers weekday passenger service between La Pine and Bend. The bus stops are at the South Deschutes County Services Building, which is on the east side of US 97 just south of Sixth Street, and the Wickiup Junction Park and Ride Lot, which is at the northwest corner of US 97/Burgess Road. CET buses operate throughout all of Central Oregon. CET is public transportation providing local on demand bus service in the Redmond, Prineville, Madras, La Pine and Sisters communities.

The County is developing a system of designated bikeways in coordination with advice from area cyclists and the Deschutes County Bicycle and Pedestrian Advisory Committee (BPAC).



The intent is to widen roads and/or shoulders during road improvement projects, provided no right of way or significant cut and fill operations are required. The bikeways are identified in the County's Transportation System Plan, which is a 20-year plan to improve and manage the County transportation network for all modes.

Community Response

Predominant public facility and transportation issues raised by participants included improving public safety, extending wastewater facilities to underserved areas, improving transit options for seniors and people with disabilities, mitigating dust from unpaved roads, and establishing trails from Sunriver to La Pine. A complete list of issues and concerns gathered through public participation techniques are presented in **Appendix I**, Issue Identification. The Comprehensive Plan Sections 3.6 and 3.7 also provide further detail on public facilities and services and transportation systems in rural Deschutes County.

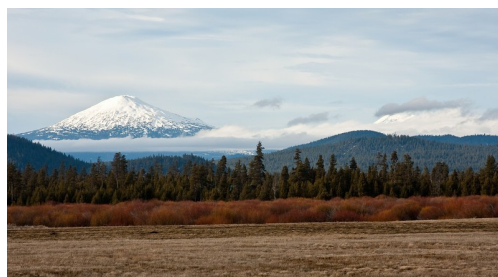
Natural Environment

Geology

South Deschutes County's landscape contains a geologic history that produced sediments of volcanic origin that were deposited in a basin over past eons. These conditions are the result of lava flows from the Cascade Mountains and Newberry Crater that periodically dammed and shifted the course of the Deschutes River, creating the La Pine Basin, where the deposition of sediments has occurred, sometimes burying older forests.



Volcanic eruptions such as the one at Mt. Mazama (Crater Lake) approximately 6,800 years ago have contributed significantly to the volume of sediment deposited in the basin. The Mt. Mazama eruption is the source of volcanic material that has formed the predominant soil in the area. Groundwater flows eastward from the Cascade Range through permeable volcanic rocks out into the basin and then generally northward. Approximately one-half of the groundwater flowing into the Cascade Range discharges to spring-fed streams along the margins of the range.



Water Resources



State and federal agencies, including the federal Environmental Protection Agency (EPA) and the Oregon Department of Environmental Quality (DEQ), have a primary role in monitoring and enforcing water quality standards. The Oregon Water Resources Department (WRD) oversees the amount of water flowing through, and being diverted from Oregon's water bodies. The appropriation and use of water is regulated under state law. Under Oregon law, all water is publicly owned. With some exceptions, cities, farms, factory owners, and other water uses must obtain a permit or water right from the WRD to beneficially use water from any source - whether it is underground, or from lakes or streams. The water resource management process occurs outside the state land use planning system. Oregon land use and water management system are therefore not integrated. There are no overarching administrative rules that consider statewide water management in conjunction with land use planning.

Stream flows in most of the upper Deschutes River basin are controlled by the influence of reservoir regulation and irrigation diversions in Bend. Storage reservoirs were constructed by irrigators for the purpose of storing water from the river during the non-irrigation season to serve as a supplement to the natural flow of the river during the irrigation season. Three reservoirs, Crane Prairie, Crescent Lake, and Wickiup were constructed by the Bureau of Reclamation in the 1920s and 1940s, financed by loans secured and repaid by the irrigation districts. Nearly 90% of the stream flow from the Deschutes River in Bend is diverted through irrigation canals during the irrigation season which typically runs from April through October. Irrigation districts divert twice the amount of water they need to serve their patrons due to porous volcanic soil. These seasonal flow disruptions have contributed to a decline in the overall health of rivers and streams including degraded fish habitat and poor water quality.



Flow alterations are a major contributor to water quality problems in the upper Deschutes River basin, resulting in sections of the river being listed as water quality impaired under the federal Clean Water Act. In addition, increased water temperatures in Crane Prairie due to its shallow pool affects water quality in the river. The operations of Wickiup and Crane Prairie reservoirs for winter storage and summer irrigation have significantly altered flows, and consequently water quality in the upper Deschutes River. Wickiup Reservoir is located two miles downstream of Crane Prairie and is the primary supplemental storage facility for North Unit Irrigation District (NUID). Wickiup holds 200,000 acre-feet (AF) at full capacity, all of

which is permitted for NUID to use for irrigation. Wickiup receives numerous inputs from springs in and around the reservoir, with spring in-charge being measured at close to 500 cubic feet per second (cfs). Reclamation holds the title to Wickiup, and NUID is the operator. In contrast to Crane Prairie, Wickiup is only authorized for irrigation water uses.



Crane Prairie Reservoir is situated a few river miles downstream from the headwaters of the Deschutes River. Local irrigation districts built the reservoir originally and Reclamation rehabilitated it in 1940. Crane Prairie is a relatively shallow lake that holds 55,300 AF at a maximum and has water rights for the storage of 50,000 AF. Wickiup operations contribute more to flow alterations than Crane Prairie because the storage supply, allocation, and demand is significantly greater. Under natural conditions, summer flows below Wickiup Reservoir averaged 730 cfs and winter flows averaged 660 cfs. Currently, during the storage season from October through March, the minimum flow is set at 20 cfs, or 3% of natural low-flow levels. During the irrigation season, storage releases from the reservoirs, most prominently Wickiup Reservoir, increase the flow of the Deschutes River to approximately 200% of what would have flowed naturally. Between the 1940s and 1970s, flows below Wickiup reached 2,000 cfs. More recently, the flow from Wickiup Reservoir peaks at 1,500 cfs in the middle of July through the middle of August.

Irrigation needs influence flows in the Little Deschutes River to a lesser extent than they drive flows in the upper Deschutes River. Releases from Crescent Lake Reservoir in Klamath County and Paulina Lake regulate discharge in the Little Deschutes River and its tributaries. Crescent Lake stores water for Tumalo Irrigation District and modulates flows in Crescent Creek, a major tributary to the Little Deschutes River. Reservoir operations contribute to high irrigation season flows and low winter flows in Crescent Creek and the Little Deschutes River. While the releases from Paulina Lake generally do not affect discharge in the Little Deschutes River, they do in one of its tributaries. Paulina Lake stores water for multiple purposes and modulates flows in Paulina Creek. The Oregon Department of Fish and Wildlife works with WRD to maintain water levels in the lake to balance storage, irrigation releases, and recreation and fisheries objectives. Its operation does not actively increase or decrease flows in the Little Deschutes River, since flows in Paulina Creek below the dam do not always reach the Little Deschutes River. Paulina Creek does not have enough flow in most years to reach the river as it dissipates into Paulina Prairie.



DEQ regulates water quality permits, administers onsite sewage system programs, implements (jointly with Department of Health Services) the state-wide drinking water source assessment and protection program, certifies drinking water protection plans for public water supply

systems, and administers an underground injection control and an underground storage tank program. It issues Water Pollution Control Facilities permits that regulate discharge to non-navigable waters and National Pollutant Discharge Elimination System permits that govern point source discharge to navigable waters. The DEQ is also responsible for carrying out the State's obligation under the federal Clean Water Act. Section 303(d) of the federal Clean Water Act requires states to identify and list water bodies that do not meet water quality standards. The state will set a total maximum daily load (TMDL) for water bodies that do not meet the quality standards, and the TMDL will calculate the maximum amount of pollutants that can be discharged into the water body while still meeting statutory standards. The Deschutes and Little Deschutes rivers are identified on the federal Clean Water Act 303(d) List for not meeting water quality standards for several parameters.

Surface Water Quality

Tables 8 and 9 cite Oregon's Clean Water Act, Section 303(d) List of water quality impaired waters in the Upper Deschutes sub-basins. The 303(d) list is produced periodically by the DEQ that compares water quality data against federally-approved water quality standards.

Table 8 - 303(d) Listed Sections of the Upper Deschutes River in South County

River Mile	Parameter	Season	Year Listed
189.4 to 222.2	Turbidity	Spring / Summer	1998
189.4 to 222.2	Dissolved Oxygen	September 1-June 30	1998
189.4 to 222.2	Sedimentation	None started	1998

Source: DEQ 2002

Note: River mile 191.7 is Harper's Bridge

Table 9 - 303 (d) Listed Sections of the Little Deschutes River in South County

River Mile	Parameter	Season	Year Listed
0 to 54.1	Dissolved Oxygen	September 1 - June 30	2002
0 to 54.1	Dissolved Oxygen	July 1 - August 31	2002
54.1 to 78	Temperature	Summer	1998
54.1 to 78	Temperature	September 1 - June 30	2002

Source: DEQ 2002

Note: River mile 25 is Rosland Park

Groundwater Quality

A majority of the lots and subdivisions in southern Deschutes County predate statewide planning laws and state regulations. Residential development, commencing in the 1960s and 1970s occurred without an understanding of whether rapidly draining soils in densely platted rural subdivisions could properly treat effluent through the use of conventional on-site septic systems. Beginning in the 1970s and continuing through early 2000, several studies evaluated groundwater conditions in southern Deschutes County. The results prompted local, state and federal agencies to undertake certain measures to protect the area's high quality drinking water and mitigate nitrate pollution. As an example, in 1987, a sewer system was constructed in the core area of La Pine to provide better treatment and land disposal of wastewater in order to protect drinking water supplies from nitrogen concentrations. Since 2010, DEQ has assembled a steering committee of community members to discuss and make recommendations to protect groundwater in southern Deschutes and northern Klamath counties. DEQ posted statements on their website describing the Groundwater Protection Project. Excerpts are cited below:



The DEQ, the US Geological Survey and Deschutes County have determined that the safety of the groundwater in southern Deschutes and northern Klamath counties is threatened by nitrate contamination from traditional onsite septic wastewater treatment systems. The groundwater aquifer provides the drinking water source for most residents in this area. Most wells tap into an aquifer within 50 feet of the ground surface. The aquifers have no natural barriers to the ground surface and are very vulnerable to contamination from the surface. Groundwater in the southern Deschutes and northern Klamath aquifer is becoming contaminated with the nitrate at unsafe levels. Infants and pregnant or nursing women are especially vulnerable to increased nitrate levels. High levels of nitrate may also cause other health problems. To protect the quality of the drinking water in the aquifer, Deschutes County passed an ordinance in 2008 requiring upgrades on all septic systems; voters overturned the ordinance in a special election in March 2009. Deschutes County then asked DEQ to take the lead to resolve the issue.

As of the date of this Plan's adoption, the DEQ Steering Committee is in the final stages of developing recommendations to protect the groundwater.

Wetlands



The Oregon Department of State Lands (DSL) in July 2011 approved a South County Local Wetland Inventory (LWI) and incorporated it into the Statewide Wetland Inventory. The LWI replaces a National Wetland Inventory (NWI) developed in the 1980s. State law requires Deschutes County to use the South County LWI in place of the NWI for notifying DSL of land use applications affecting mapped wetlands and other waters. A total of 114 wetlands, a 0.5 acre or larger were recorded within an 18,937 acre study area, south of Sunriver. In addition, 71 “probable wetlands” less than 0.5 acre and 29 artificial wetlands were identified. Most of the 114 mapped wetlands in the Upper Deschutes are currently capable of performing all functions commonly attributed to wetlands except for providing habitat to anadromous fish and nesting water birds habitat. The wetland functions having the highest value in the project area are: phosphorus retention, aquatic invertebrate habitat, and nitrate removal. The Board of County Commissioners adopted the LWI in September 2011.

Fish and Wildlife

South Deschutes County is known for its wildlife diversity. The Oregon Department of Fish and Wildlife recognize the following keynote species and habitats. The first two are recognized in Deschutes County’s Wildlife Area Combining Zone.

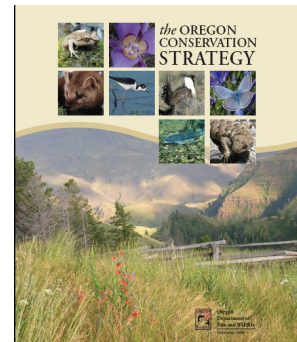
- Parallel to the Deschutes and Little Deschutes rivers, the Bend/La Pine Deer Migration Corridor is approximately 56 miles long and 3 to 4 miles wide. The corridor is used by mule deer migrating from summer range in the forest along the east slope of the Cascades to the North Paulina deer winter range.
- Of the six key elk habitat areas in Deschutes County, one is located near Fall River, between the Deschutes and Little Deschutes rivers. This area is recognized by the Oregon Department of Fish and Wildlife as providing critical habitat for calving, winter or summer range.
- Oregon spotted frogs are currently only known to occur in Deschutes, Klamath, and Lane counties. In Deschutes County, Oregon spotted frogs occur within bodies of water on the Deschutes National Forest, Prineville District Bureau of Land Management and private land. The Oregon spotted frog is considered a Candidate species by the US Fish and Wildlife Service (FWS). The FWS is currently revisiting the status of the Oregon spotted frog for listing under the federal Endangered Species Act (ESA). The Upper Deschutes and Little Deschutes rivers and associated wetlands are key habitat for the frog. Riverine oxbows that contain permanent standing water but are no longer connected to the river

provide essential overwintering and breeding habitat. The rivers and associated floodplains are connectivity corridors allowing populations of frogs to interbreed. Small ponds and isolated wetlands with emergent or floating aquatic vegetation and perennial water also provide habitat for the species, particularly those that are devoid of predatory fish and bull frogs.

- Historically, the upper Deschutes River and its tributaries supported healthy populations of redband and bull trout. Stream flows were naturally stable and the river supported resilient wetlands and verdant riparian areas. Over the past 100 years however, fish and wildlife have suffered as a result of basin-wide habitat degradation. Explosive population growth in the region and associated impacts – municipal and residential development, irrigation of agricultural lands, logging, and recreation – have all contributed to a decline in habitat quality throughout the Deschutes Basin. Native fish species of importance in the Upper Deschutes River Basin are redband trout, bull trout, and mountain whitefish. Introduced species of importance are brown trout, brook trout, kokanee salmon, coho salmon, and largemouth bass. In the lower portion of the upper basin, bull trout is listed as threatened under the federal ESA.



- In 2006 the Oregon Conservation Strategy (OCS) was adopted by Oregon’s Fish and Wildlife Commission for the state of Oregon. The OCS celebrates Oregon’s natural heritage by articulating goals and identifying actions that conserve and restore Oregon’s species, habitats and ecosystems. It is not a regulatory document but instead presents issues, opportunities, and recommended voluntary actions that will improve the efficiency and effectiveness of conservation in Oregon. Deschutes County is identified in the East Cascade Ecoregion. One of the Conservation Opportunity Areas is located in South County. The Little Deschutes River Basin (EC-07) has experienced rapidly expanding urban and rural residential development, resulting in development within riparian zones, the loss of big game winter range, and water diversions to support development. Along with this development, Highway 97 traffic volume continues to increase, creating a major barrier to wildlife movement. Habitat fragmentation and increasing recreational use is of concern in this ecoregion. Its aquatic and riparian habitat support Oregon spotted frog, Black Swift, Sandhill Crane, Bull Trout, and Redband Trout.



Wildland Urban Interface



Wildland fire is ranked as the #1 priority in the 2010 Deschutes County National Hazard Mitigation Plan. It is especially acute in south Deschutes County. Today, with less stand management, logging activity and highly effective wildland fire suppression, the forestland is predominantly dense lodgepole pine with some mixed stands of lodgepole and ponderosa pine. Much of the understory consists of dense bitterbrush and manzanita with some areas of native bunchgrasses. Due to the lack of disturbance, these stands continue to become more and more overcrowded and at increasing risk for extreme fire behavior. Recent state and federal legislation provide resources and incentives to residents. The Oregon Forestland-Urban Interface Fire Protection Act, often referred to as Senate Bill 360, enlists the aid of property owners toward turning fire-vulnerable urban and suburban properties into less-volatile zones where firefighters may more safely and effectively defend homes from wildfires. Basically, the law requires property owners in identified forestland-urban interface areas to reduce excess vegetation which may fuel a fire, around structures and along driveways. In some cases, it is also necessary to create fuel breaks along property lines and roadsides.

In 2003, Congress passed historical bi-partisan legislation: the Healthy Forests Restoration Act (HFRA). This legislation directs federal agencies to collaborate with communities in developing a Community Wildfire Protection Plan (CWPP), which includes the identification and prioritization of areas needing hazardous fuels treatment. It also provides guidance to expedite the authorities for expediting the National Environmental Policy Act (NEPA)



process for fuels reduction projects on federal lands. The HFRA defines wildland urban interface as an area within or adjacent to an at-risk community that has been identified in a CWPP. Communities are at risk due to hazardous vegetation, wood roofing, insufficient water supply, poor road conditions, and inadequate access, signage and evacuation routes. Once a CWPP is in place, community groups can apply for federal funding and other grants to treat hazardous fuels and address special concerns to reduce the risk of catastrophic loss as a result of wildland fire. The Healthy Forest Initiative and the HFRA define a “community at risk” as one that:

- ◆ is a group of homes and other structures with basic infrastructure and services in or adjacent to federal land;
- ◆ has conditions conducive to large-scale wildland fire; and
- ◆ faces a significant threat to human life or property as a result of wildland fire.

There are two CWPPs for south Deschutes County. The first applies to the Upper Deschutes River Coalition. The Upper Deschutes River Coalition is a non profit organization whose membership consists of 26 neighborhoods south of Sunriver and northeast of Wickiup Reservoir. There are approximately 2,784 homes in the Coalition. According to their CWPP, 7 neighborhoods are considered “at risk” for wildfire:

- * *Three Rivers*
- * *Little Deschutes Corridor*
- * *Big River*
- * *Foster Road Corridor*
- * *Wild River*
- * *Haner Park*
- * *Fall River*

The second is covered by the Greater La Pine Community Wildfire Protection Plan. Its Wildland Urban Interface (WUI) boundary is marked at the southern edge of the Deschutes County line. The northern edge is the Upper Deschutes River Coalition CWPP. According to their CWPP, there are approximately 6,900 homes in La Pine and the unincorporated area. Nine neighborhoods are considered “at-risk” to wildfire:

- * *Wickiup Acres*
- * *Newberry Estates*
- * *6th & Dorrance Meadow*
- * *Ponderosa Pines*
- * *Masten Road*
- * *Day Road Corridor*
- * *Little Deschutes River*
- * *Huntington South*
- * *Section 36*

Community Response

Predominant environmental issues raised by participants highlighted the importance of wildlife habitat, maintaining defensible space for wildfire protection, monitoring geothermal activity on Newberry Crater, eliminating noxious weeds, and establishing a non-profit organization to promote the La Pine Community Wildfire Protection Plan similar to the Upper Deschutes River Coalition (UDRC). The UDRC is an active non-profit organization consisting of over twenty-five homeowner associations along the Upper Deschutes River focusing on fire prevention and river health. A complete list of issues and concerns gathered through public participation techniques are presented in **Appendix I**, Issue Identification. The Comprehensive Plan Sections 2.4 through 2.9 and 3.5 also provide further detail on natural resources, open space and natural hazards in rural Deschutes County.

Recreation

South Deschutes County offers a vast array of sights and activities for residents and visitors. The following descriptions, while not exhaustive, describe local amenities, annual events and regional destinations that are promoted by Central Oregon tourism associations and

chambers of commerce. Each one emphasizes the proximity of forests, lakes, wilderness areas, trails, streams and rivers seemingly at ones door step.

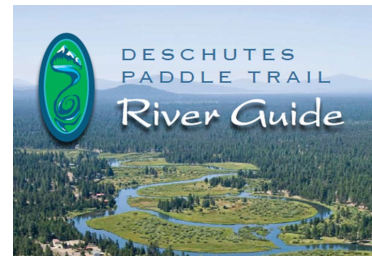


The La Pine Park and Recreation District (District) was established in 1990 as a special service district under ORS – Chapter 198. It was created to provide park and recreation services to area residents. The District covers 85 square miles, which includes La Pine, residential development to the north of the city and large holdings of federal lands owned by Bureau of Land Management and the United States Forest Service that surround rural residential development. The District owns two parks, Audia and Leona, the White School Complex, used for community wide, special events, Rosland Campground, Finley Butte Road Park Complex, and several under developed parcels. District voters approved a new permanent rate levy of \$0.30 (per \$1,000 of taxable assessed value) in May 2009. It generates approximately \$180,000 a year in revenues.



La Pine State Park makes the most of its scenic location on trout-filled Upper Deschutes and Fall rivers. Its 10 miles of trails afford plenty of views for sightseers and wildlife watchers. And, its campground and cabins are next door to a fascinating landscape of past volcanic activity and Cascade mountain wilderness. The park is also home to Oregon's largest ponderosa pine. Nicknamed "Big Red," the tree is 162' tall, 28.9' around and may be in excess of 500 years old.

The Deschutes Paddle Trail includes the navigable sections of the Deschutes and Little Deschutes rivers. The river portion for South County includes 26 miles of the Little Deschutes River, from La Pine to the river's confluence with the Deschutes River near Sunriver and 26 miles of the Deschutes River, from Wickiup Reservoir to Sunriver. Portions of the Upper Deschutes River are recognized as a State Scenic Waterway and National Wild and Scenic River from Wickiup Dam to Sunriver.



Sunriver, nestled next to the Deschutes River on 3,300 acres of high desert, meadows and pine forests, is recognized as one of the premier Northwest destination for vacationers, golfers, and outdoor enthusiasts. With the Cascade Mountains to the west and the Newberry Volcanic National Monument to the east, Sunriver boasts an array of world class amenities such as golf, tennis, swimming, horseback riding, kayaking, canoeing, white water rafting, fly fishing, biking, hiking, bird watching, spa and fitness centers, music and art festivals, and a variety of restaurants from fine dining to casual.



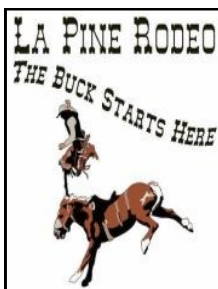
Deschutes National Forest extends for about 100 miles along the east side of the Cascade Mountains, encompassing more than 1.6 million acres. A wide variety of recreational and scenic opportunities are available on national forest land, including:

- Nine resorts, most notably Mt. Bachelor
- 1,400 miles of trails, catering to hiking, mountain biking and off highway vehicles (OHVs)
- Cascade Lakes Scenic Byway
- 157 lakes and reservoirs
- 5 wilderness areas covering approximately 200,000 acres

Newberry National Volcanic Monument, created in 1990, is managed by the U.S. Forest Service. It provides a unique opportunity to view the lava lands of Central Oregon consisting of 55,000 acres of lakes, lava flows and spectacular geologic features. Notable attractions include:



- Newberry Crater, a five-mile wide caldera containing two popular fishing lakes (East Lake and Paulina Lake), obsidian fields, waterfalls and unique lava formations, east of La Pine.
- Lava Lands Visitor Center, between Bend and Sunriver provides interpretive exhibits and a trail at the summit of Lava Butte, a 500-foot-high cinder cone.
- Lava Cast Forest, the world's largest formation of its kind.
- Lava River Cave, a one-mile lava tube formed by a lava flow from Mt. Newberry.



The La Pine Frontier Days is La Pine's largest event, celebrating community heritage and culture during the 4th of July weekend. During that weekend, La Pine hosts an annual pro rodeo sanctioned event. The La Pine Rodeo Association has been in existence for over 30 years. The City of La Pine, in concert with other community leaders, successfully worked with its Congressional delegation, to obtain lands for public rodeo grounds and an equestrian center on a 150- acre parcel of BLM-administered lands adjacent to the southwest border of the city. The "La Pine Land Conveyance Act," approved by Congress and signed by the President in 2012 conveys this land to Deschutes County.

Community Response

Participants noted the proximity of outdoor activities as one of South County’s defining features. Residents advocated expanding recreational opportunities for underserved areas in the Three Rivers area as well as establishing new access points for the Little Deschutes and Deschutes rivers. A complete list of issues and concerns gathered through public participation techniques are presented in **Appendix I**, Issue Identification. The Comprehensive Plan Section 3.8 also provides further detail on recreation amenities in rural Deschutes County.

Appendix 1 - Issue Identification

Appendix I - Issue Identification

Land Use and Economic Development Category

Ensure South County representation at Economic Development for Central Oregon

Establish a South County economic and/or tourism board

Explore opportunities for an intergovernmental agreement with Klamath County for revenue sharing to address regional issues

Explore opportunities with Central Oregon Community College for adult learning opportunities in La Pine

Promote economic development opportunities in La Pine, including the industrial park

Promote commercial and industrial development in La Pine and Sunriver

Promote opportunities for neighborhood commercial uses

Invest in programs that promote job creation for adults and teenagers

Establish a 24-hour health care facility in La Pine

Extend and improve internet service throughout the region

Permit small destination resorts

Explore opportunities to acquire, develop or transfer high groundwater lots

Reinvest proceeds derived from the Neighborhood Planning Area located in La Pine into future improvements for the city or South County that include, but are not limited to roads, parks, open space development and maintenance, public buildings, and on-site and off-site water and wastewater facilities

Revise the Transferable Development Credit program given the current local economics

Ensure zoning codes, including height restrictions are business friendly

Reconcile those areas that experience property line disputes or code enforcement issues such as Section 36

Collaborate with the Ford Foundation which currently provides leadership training with small, rural communities to assist in implementation

Provide services for an aging population

Provide more opportunities for senior housing

Support La Pine Comprehensive Plan

Balance growth while retaining the rural character of South County

Appendix I - Issue Identification (continued)

Natural Resources and Natural Hazards Category

Involve the community in developing solutions for improvements to wildlife habitat, water quality and water quantity

Provide outreach and education materials to raise awareness about natural resource issues

Define and protect channel migration zones

Protect wildlife habitat, including wetlands and floodplains

Retain and increase native fish populations

Explore opportunities for wetland mitigation banking to protect wetlands

Improve and stabilize Upper Deschutes River stream flow

Engage property owners about the benefits of improving stream flow on the Upper Deschutes

Protect surface and groundwater quality

Collaborate with the Oregon Department of Environmental Quality in working with the community to address groundwater protection issues

Collaborate with the community to expand the range of tools available to protect groundwater quality by reviewing new technologies

Support amendment to state regulations to permit centralized sewer systems in areas with high levels of existing or potential development or identified water quality concerns

Expedite actions such as legislative amendments allowing sewers or similar infrastructure if a public hazard is declared in rural Deschutes County,

Continue evaluating means to reduce nitrate loading from on-site wastewater systems by exploring innovative on-site sewage treatment and disposal technology, retrofitting of existing substandard or inappropriately located disposal systems, expansion of sewer systems, or other measures

Control and maintain livestock manure to protect water quality and take measures to ensure that it does not leach into or contaminate ground or surface water.

Reduce the threat of wildfire hazards

Require absentee property owners to maintain defensible space to minimize their risk and their neighbor's risk to wildfire hazards

Consider adopting an ordinance that requires absentee landowners to manage their properties with defensible space so they are not at risk to the threat of wildfire

Inform residents when defensible space projects and Community Wildfire Protection Plans are being implemented

Expand the Upper Deschutes River Coalition boundary to include the entire South County area

Prevent the proliferation of invasive weeds

Appendix I - Issue Identification (continued)

Natural Resources and Natural Hazards Category

Coordinate with federal and state land management agencies and environmental non-governmental organizations

Address stagnant water adjoining the Upper Deschutes River near Island Loop Way

Maintain rural neighborhoods with plenty of open space

Transportation Category

Collaborate with Oregon Department of Transportation and City of La Pine to address pedestrian and vehicle crossing issues and access along Highway 97

Provide roads with adequate right-of-way for bicycling

Expand public transit opportunities

Explore partnerships that allow for constructing and paving local roads

Establish more park and ride lots near Highway 97, State Recreation Road, and Sunriver

Establish partnerships with road districts to improve and maintain roads that serve as primary thoroughfares to other neighborhoods or provide egress for emergencies

Increase connectivity in such places as Lazy River South

Maintain and improve egress

Establish bike shoulders on Huntington Road

Pave sections of Foster Road, Huntington Road, and Pine Crest

Improve Forest Service Road 41 from Sunriver to the Inn at 7th Mountain

Discourage biking on Highway 97

Recreation and Other Category

Promote La Pine as a tourist destination separate from Sunriver

Expand the La Pine Park and Recreation District into the Three Rivers area

Explore opportunities for Deschutes County to provide park services for those areas in South County not served by a park and recreation district

Provide additional parks and trails

Explore opportunities to acquire, develop or transfer high groundwater lots for open space, recreational and

Establish more pathways along river corridors

Establish a trail system that links Sunriver to La Pine

Improve river access along the Little Deschutes and Deschutes rivers

Appendix I - Issue Identification (continued)

Recreation and Other Category

Improve and expand parking at Maxwell Veterans Memorial Bridge, a common access point for the Little

Improve river access at Harper Bridge

Expand recreational opportunities for the disabled

Establish community greenhouses

Promote food self-sufficiency

Expand recycling centers in South County

Improve communication with the Board of County Commissioners and their staff by regularly attending or hosting meetings in South County so residents gain a better understanding of any emerging issues taking place in the region

Provide internet links to other South County organizations on Deschutes County's own website

Protect the outdoors and South County's small town feeling

Engage residents who do not maintain the appearance of their property since it can reduce property values in a neighborhood

Maintain a network of neighborhood, homeowner associations, community organizations and similar groups

Educate new residents moving into South County about rural lifestyles and lower levels of public services

Protect property rights

Pursue self-sufficiency with minimal government or neighborhood interaction

Recognize the minimal role of government in South County when compared to a municipality

Appendix 2 - Issue Analysis

Appendix 2 - Issue Analysis

Themes	Land Use and Economic Development Category
Promote Economic Development	Establish an economic and/or tourism board
	Ensure South County representation at Economic Development for Central Oregon
	Permit small destination resorts
	Support Central Oregon Community College branch in La Pine
	Establish a 24-hour health care facility in La Pine
	Extend and improve internet service throughout the region
	Revise the Transferable Development Credit program given the current local economics
	Ensure zoning codes, including height restrictions are business friendly
	Reconcile those areas that experience property line disputes or code enforcement issues such as Section 36
Collaborate on Economic Development Issues	Reinvest proceeds derived from the Neighborhood Planning Area into future improvements for the city or South County
	Explore revenue sharing between Deschutes and Klamath County to address regional
	Explore opportunities to acquire, develop or transfer high groundwater lots
	Support La Pine Comprehensive Plan
	Collaborate with the Ford Foundation which currently provides leadership training with small, rural communities to assist in implementation
Theme	Other Category
Minimize Role of Government	Protect property rights
	Educate new residents moving into South County about rural lifestyles and lower levels of public services
	Recognize the minimal role of government in South County when compared to a municipality
	Pursue self-sufficiency with minimal government or neighborhood interaction
	Promote food self-sufficiency

Appendix 2 - Issue Analysis (continued)

<i>Themes</i>	<i>Other Category</i>
Maximize Public Outreach	Improve communication with the Board of County Commissioners and their staff by regularly attending or hosting meetings in South County so residents gain a better understanding of any emerging issues taking place in the region
	Provide internet links to other South County organizations on Deschutes County's own website Provide internet links to other South County organizations on Deschutes County's own website
<i>Themes</i>	<i>Natural Resources and Natural Hazards Category</i>
Protect Wildlife Habitat	Prevent the proliferation of invasive weeds
	Protect wildlife habitat, including wetlands and floodplains
	Retain and increase native fish populations
	Improve and stabilize Upper Deschutes River stream flow
Collaborate on Wildlife Habitat	Involve the community in developing solutions for improvements to wildlife habitat
	Explore opportunities for wetland mitigation banking to protect wetlands
Protect Water Quality	Control and maintain livestock manure on-site to protect water quality
	Expedite actions such as legislative amendments allowing sewers or similar infrastructure if a public hazard is declared in rural Deschutes County
	Support amendment to state regulations to permit centralized sewer systems in areas with high levels of existing or potential development or identified water quality concerns
	Continue evaluating means to reduce nitrate loading from on-site wastewater systems by exploring innovative on-site sewage treatment and disposal technology, retrofitting of existing substandard or inappropriately located disposal systems, expansion of sewer systems, or other measures
	Develop an ordinance to limit livestock numbers on small acreages
	Require landowners with livestock to protect stream banks and streamside vegetation
Collaborate on Water Quality Projects	Require proper agricultural use of rivers, riparian areas and wetlands to prevent water pollution
	Support the leadership of the Oregon Department of Environmental Quality in working with the community to address groundwater protection issues

Appendix 2 - Issue Analysis (continued)

Themes	Natural Resources and Natural Hazards Category
Collaborate on Water Quality Projects	Collaborate with the community to expand the range of tools available to protect groundwater quality by reviewing new technologies
	Involve the community in developing solutions for improvements to water quality and water quantity
Reduce Risk to Wildfire	Require non-resident property owners and homeowners to maintain defensible space to minimize their risk and their neighbor's risk to wildfire hazards
	Inform residents when defensible space projects and Community Wildfire Protection Plans are being implemented
Collaborate with Community Organizations and Agencies	Expand the Upper Deschutes River Coalition boundary to include the entire South County area
	Coordinate with federal and state land management agencies and environmental non-governmental organizations
Themes	Transportation Category
Improve the Transportation System	Improve Forest Service Road 41 from Sunriver to the Inn at 7th Mountain
	Discourage biking on Highway 97
	Pave sections of Foster Road, Huntington Road, and Pine Crest
	Establish bike shoulders on Huntington Road
	Provide roads with adequate right-of-way for bicycling
	Establish more park and ride lots near Highway 97, State Recreation Road and Sunriver
	Increase connectivity in such places as Lazy River South
	Maintain and improve egress
Collaborate on Transportation Projects	Collaborate with Oregon Department of Transportation and City of La Pine to address pedestrian and vehicle crossing issues and access along Highway 97
	Expand public transit opportunities
	Explore partnerships that allow for constructing and paving local roads
	Establish partnerships with road districts to improve and maintain roads that serve as primary thoroughfares to other neighborhoods or provide egress for emergencies

Appendix 2 - Issue Analysis (continued)

Themes	Recreation Category
Invest in Park and Recreation Programs and Projects	Provide additional parks and trails
	Improve river access along the Little Deschutes and Deschutes rivers
	Improve and expand parking at Maxwell Veterans Memorial Bridge, a common access point for the Little Deschutes River
	Improve river access at Harper Bridge
	Expand recreational opportunities for the disabled
	Establish community greenhouses
	Expand recycling centers in South County
Establish Park and Recreation Partnerships	Promote La Pine as a tourist destination separate from Sunriver
	Expand the La Pine Park and Recreation District into the Three Rivers area
	Explore opportunities for Deschutes County to provide park services for those areas in South County not served by a park and recreation district
	Explore opportunities to acquire, develop or transfer high groundwater lots for open space, recreational and economic development purposes

Appendix 3 - Partnering Agencies

Appendix 3 - Partnering Agencies & Organizations in South County

Name	Expertise
Bend-La Pine School District	7th largest school district in Oregon
Central Oregon Association of Realtors	Real estate organization promoting its industry, values, and ethics
Central Oregon Builders Association	Non-profit trade organization promoting & improving the building industry
Central Oregon Intergovernmental Council	Council of government offering training and economic development services
Central Oregon Visitors Association	Non-profit tourism destination marketing association
City of La Pine	Incorporated in 2006, one of four municipalities in Deschutes County
Deschutes County	Created in 1916, offers a number of government services and programs to residents
Deschutes County Citizens Action Group	Non-profit organization encouraging active citizen participation in county-wide issues
Deschutes Soil & Water Conservation District	Certified to provide natural resource technical assistance & research to property owners
Deschutes River Conservancy	Non-profit organization focused on restoring stream flow and improving water quality
Economic Development for Central Oregon	Private non-profit organization dedicated to diversifying the regional economy by recruiting new companies and helping existing traded sector companies expand
La Pine Chamber of Commerce	Advocacy organization for La Pine area businesses promoting commerce and tourism
La Pine Community Action Team	Non-profit organization with facilitators promoting partnerships through collaboration
La Pine Industrial Group	Community organization promoting a 327 acre industrial park in La Pine
La Pine Park & Recreation District	Serves an 86 square mile area providing affordable recreation programs & facilities
La Pine Rural Fire Protection District	Fire district covers more than 100 miles, offering fire & emergency services to residents
Oregon Department of Environmental Quality	Regulatory agency whose job it to protect the quality of Oregon's environment
Oregon Department of Fish & Wildlife	Agency responsible for protecting and enhancing all Oregon fish & wildlife
Oregon Department of Forestry	Agency responsible for all matters pertaining to forestry
Oregon Department of Land Conservation & Development	Agency responsible for the statewide land use planning program, which protects farm & forest lands, conservation of natural resources, & orderly & efficient development
Oregon Department of State Lands	Administrative agency of State Land Board, which manages land and other resources dedicated to the common school fund
Oregon Department of Transportation	Agency responsible for providing safe, efficient state transportation systems
Oregon Parks and Recreation Department	Provides natural, historic, & recreational sites including La Pine State Park
Project Wildfire	County effort & organization creating long term wildfire-resistant communities
Sunriver Resort, LLC	Planned private residential & resort community encompassing 3,300 acres
Sunriver Homeowners Association	Not-for-profit corporation maintaining common areas & local government for Sunriver
Trout Unlimited	National organization with a Deschutes chapter focusing on fisheries & watersheds
Trust for Public Land	National non-profit with Central OR. office conserving land for parks, & natural places
U.S. Department of Agriculture, Deschutes National Forest	Manages Deschutes National Forest, one of the most popular recreation forests in the Pacific Northwest. Forest attracts 8 million people every year
U.S. Department of Interior - Bureau of Land Management	Manages public lands, including the Deschutes Wild & Scenic River. Riparian improvement, grazing management, & fisheries habitat are some of their emphases

Appendix 3 - Partnering Agencies & Organizations in South County (continued)

Name	Expertise
<i>U.S. Department of Interior, Fish and Wildlife Service</i>	<i>Enforces federal wildlife laws, protects endangered species, restores significant fisheries and conserves wildlife habitat for the continuing benefit of U.S. citizens</i>
<i>Upper Deschutes River Coalition</i>	<i>Non-profit organization focusing on healthy fire resistant forests & watersheds</i>
<i>Upper Deschutes Watershed Council</i>	<i>Non-profit organization protecting & restoring local rivers through collaboration projects</i>

Appendix 4 - Policy Formation

Appendix 4 - Policy Formation

Economic Development		
Issue	Policy Formation	Partnering Agencies and Organizations
<i>Adult Education</i>	Explore establishing a COCC presence in La Pine	Central Oregon Community College City of La Pine Community Organizations Deschutes County La Pine Chamber of Commerce
<i>Code Amendments</i>	Modify Transferable Development Credit program; allow small destination resorts; rectify property line and code enforcement disputes; and establish business friendly zoning	Community Organizations Deschutes County Oregon Department of Land Conservation and Development
<i>Economic & Tourism Board Representation</i>	Explore establishing separate economic and tourism organizations for south Deschutes County	Central Oregon Visitor's Association City of La Pine Community Organizations Deschutes County Economic Development for Central Oregon La Pine Chamber of Commerce La Pine Industrial Group
<i>Health Care Facility</i>	Explore establishing a 24-hour health care facility in La Pine	City of La Pine Deschutes County Health Care Professionals and Service Providers La Pine Chamber of Commerce
<i>High Groundwater Lots</i>	Explore opportunities to acquire, develop or transfer high groundwater lots	Community organizations Deschutes County La Pine Park and Recreation District
<i>Internet Service</i>	Support efforts to extend and improve internet service throughout the region	Community organizations Deschutes County Internet service providers

Appendix 4 - Policy Formation (continued)

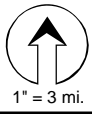
Wildlife Habitat		
<i>Instream Flow</i>	Support efforts that Improve and stabilize Upper Deschutes River stream flow	Community Organizations Deschutes County Deschutes River Conservancy Irrigation Districts
<i>Invasive Weeds</i>	Support efforts that minimize the spread of invasive vegetation	Community Organizations Deschutes County Deschutes Soil and Water Conservation District
<i>Native Fish</i>	Support efforts that retain and increase native fish populations	Community Organizations Deschutes County Oregon Department of Fish and Wildlife Trout Unlimited Upper Deschutes River Coalition Upper Deschutes Watershed Council U.S. Fish and Wildlife
<i>Wetlands, Floodplains, Migratory Corridors, etc.</i>	Support efforts that protect wildlife habitat	Community Organizations Deschutes County Oregon Department of Fish and Wildlife Trout Unlimited Upper Deschutes River Coalition Upper Deschutes Watershed Council U.S. Fish and Wildlife
Water Quality		
<i>Advanced Wastewater Treatment Options</i>	Expedite actions such as legislative amendments allowing sewers or similar infrastructure if a public hazard is declared in rural Deschutes County	Community Organizations Deschutes County Oregon Department of Environmental Quality
<i>Groundwater Protection</i>	Work with the community to address groundwater protection issues	Community Organizations Deschutes County Oregon Department of Environmental Quality
<i>Livestock Runoff</i>	Support efforts to control and maintain livestock manure on-site to protect water quality	Community organizations Deschutes County Deschutes Soil & Water Conservation District

Appendix 4 - Policy Formation (continued)

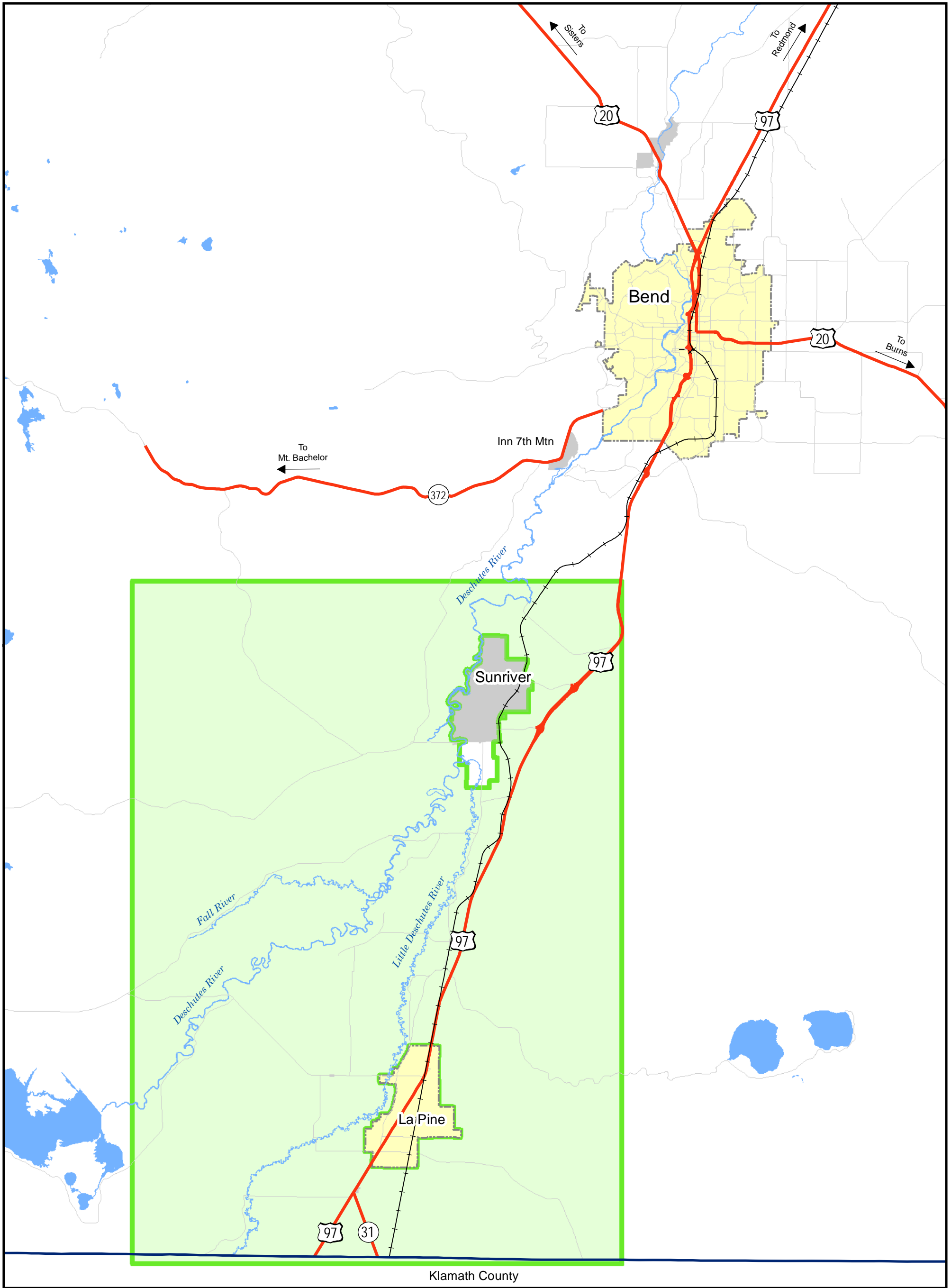
Wildfires		
Issue	Policy Formation	Leading and Supporting Partners
<i>Defensible Space Projects</i>	Inform residents when defensible space projects and Community Wildfire Protection Plans are being implemented	Bureau of Land Management Community Organizations Deschutes National Forest Oregon Department of Forestry Project Wildfire Upper Deschutes River Coalition
<i>Defensible Space Requirements</i>	Consider requiring absentee property owners to maintain defensible space to minimize their risk and their neighbor's risk to wildfire hazards	Community Organizations Deschutes County Oregon Department of Forestry Project Wildfire
<i>Upper Deschutes River Coalition</i>	Consider establishing a coalition for the Greater La Pine Community Wildfire Protection Plan similar to the Upper Deschutes River Coalition	Community Organizations Deschutes County Project Wildfire
Transportation System		
<i>Forest Service Road 41</i>	Improve Forest Service Road 41 from Sunriver to the Inn at 7th Mountain	Community Organizations Deschutes County Deschutes National Forest
<i>Park & Ride Lots</i>	Consider establishing more park and ride lots	Central Oregon Intergovernmental Council Community Organizations Deschutes County
<i>Right-of-Way for Bicycling</i>	Explore opportunities to provide roads with adequate right-of-way for bicycling	Community Organizations Deschutes County Road Districts
<i>Road Districts</i>	Establish partnerships with road districts to improve and maintain roads that serve as primary thoroughfares to other neighborhoods or provide egress for emergencies	Community Organizations Deschutes County Project Wildfire Road Districts

Appendix 4 - Policy Formation (continued)

Transportation System		
Issue	Policy Formation	Leading and Supporting Partners
<i>Transit</i>	Explore expanding public transit	Central Oregon Intergovernmental Council Community Organizations City of La Pine Deschutes County Sunriver
Recreation		
<i>Community Greenhouses</i>	Promote establishment of community greenhouses	Community Organizations Deschutes County La Pine Park and Recreation District
<i>High Groundwater Lots</i>	Explore opportunities to acquire, develop or transfer high groundwater lots for open space, recreational and economic development purposes	Community organizations Deschutes County La Pine Park and Recreation District
<i>Parks, Trails, River Access and Recreation</i>	Consider expanding the La Pine Park and Recreation District into the Three Rivers area	Community Organizations La Pine Parks and Recreation District Deschutes County
<i>Recycling Centers</i>	Consider expanding recycling centers	Community organizations Deschutes County La Pine Park and Recreation District Wilderness Garbage
Public Outreach		
<i>Communication</i>	Improve communication with the Board of County Commissioners and their staff by regularly attending or hosting meetings in South County so residents gain a better understanding of any emerging issues taking place in the region	Community organizations Deschutes County
<i>Education</i>	Educate new residents moving into South County about rural lifestyles and lower levels of public services	Community Organizations Deschutes County



Appendix 5.1 - Area Plan Vicinity Map



Legend

- Railroad
- State Highway
- Rivers & Lakes
- La Pine City Limit
- Unincorporated Community
- Area Plan Vicinity



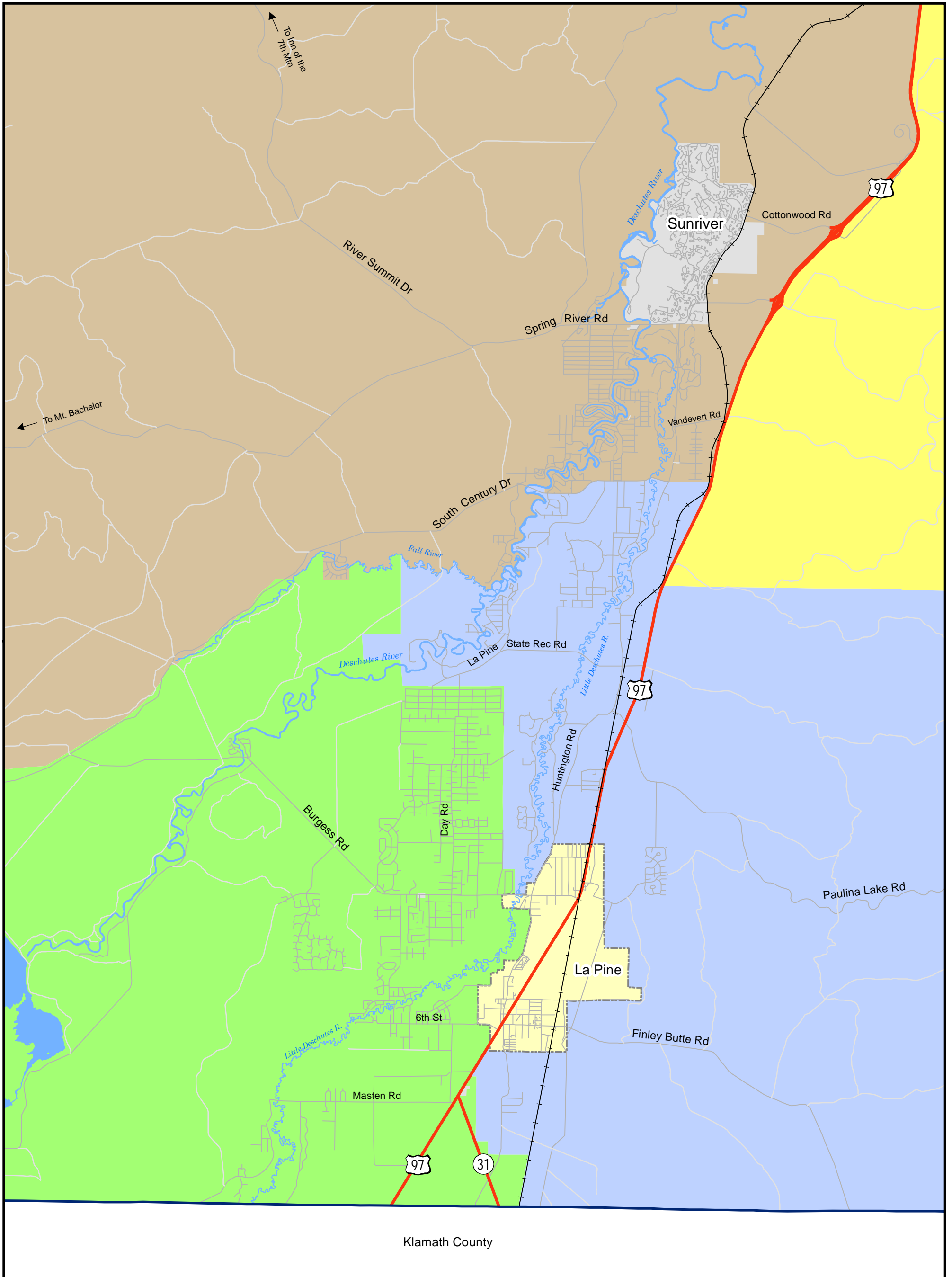
Newberry County

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1" = 1.75 mi.

Appendix 5.2a - Elementary School Attendance Areas



Legend

—+— Railroad

— State Highway

— Rivers & Lakes

— Unincorporated Community

— La Pine City Limit

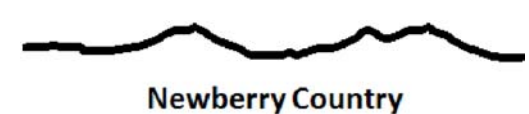
Elementary School Attendance Area

— Jewell Elementary School

— La Pine Elementary School

— Rosland Elementary School

— Three Rivers Elementary School



Newberry Country

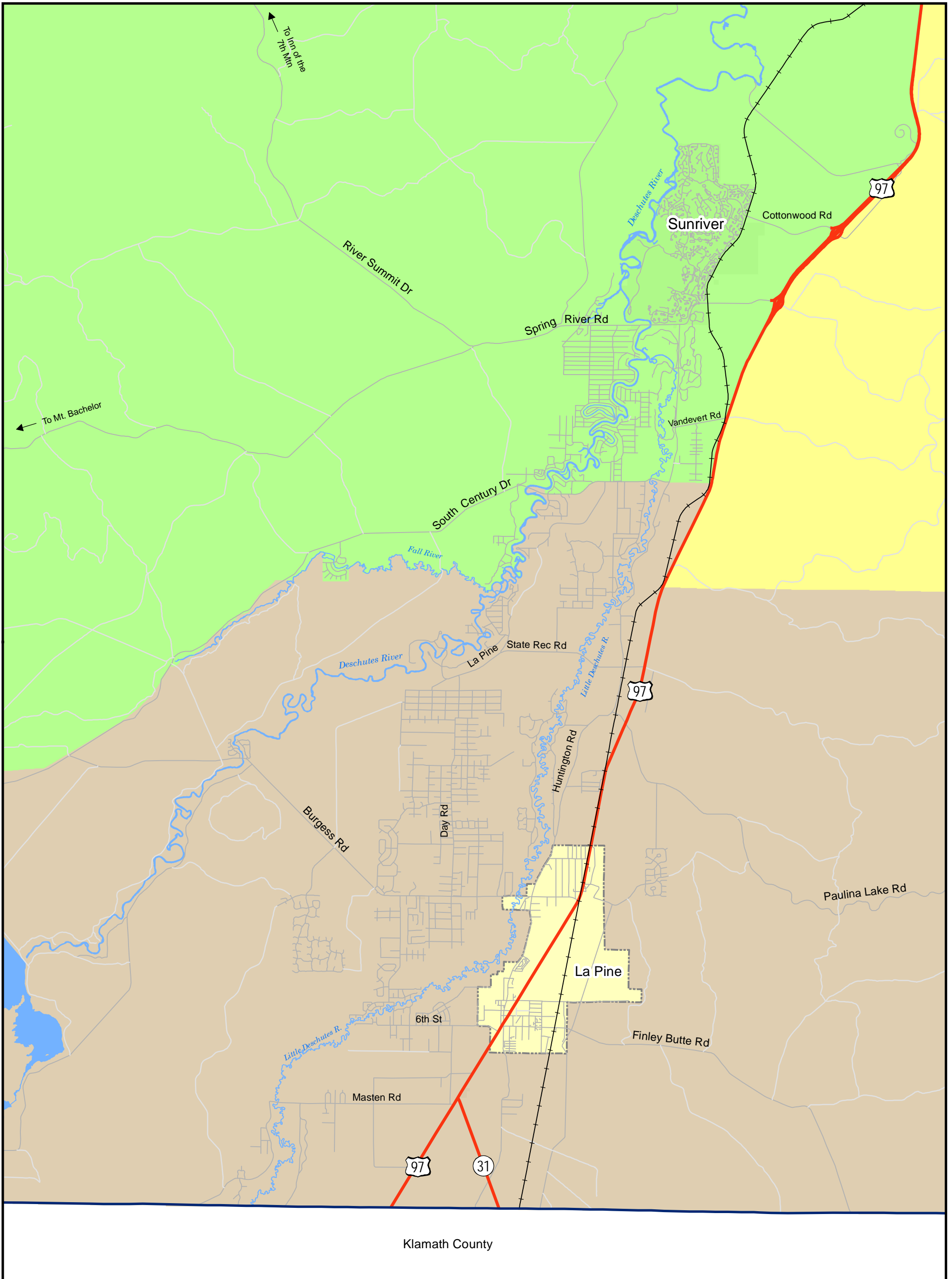
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1" = 1.75 mi.

Appendix 5.2b - Middle School Attendance Areas



Legend

- Railroad
- State Highway
- Rivers & Lakes
- Unincorporated Community
- La Pine City Limit
- Middle School Attendance Area**
- High Desert Middle School
- La Pine Middle School
- Three Rivers Middle School



Newberry County

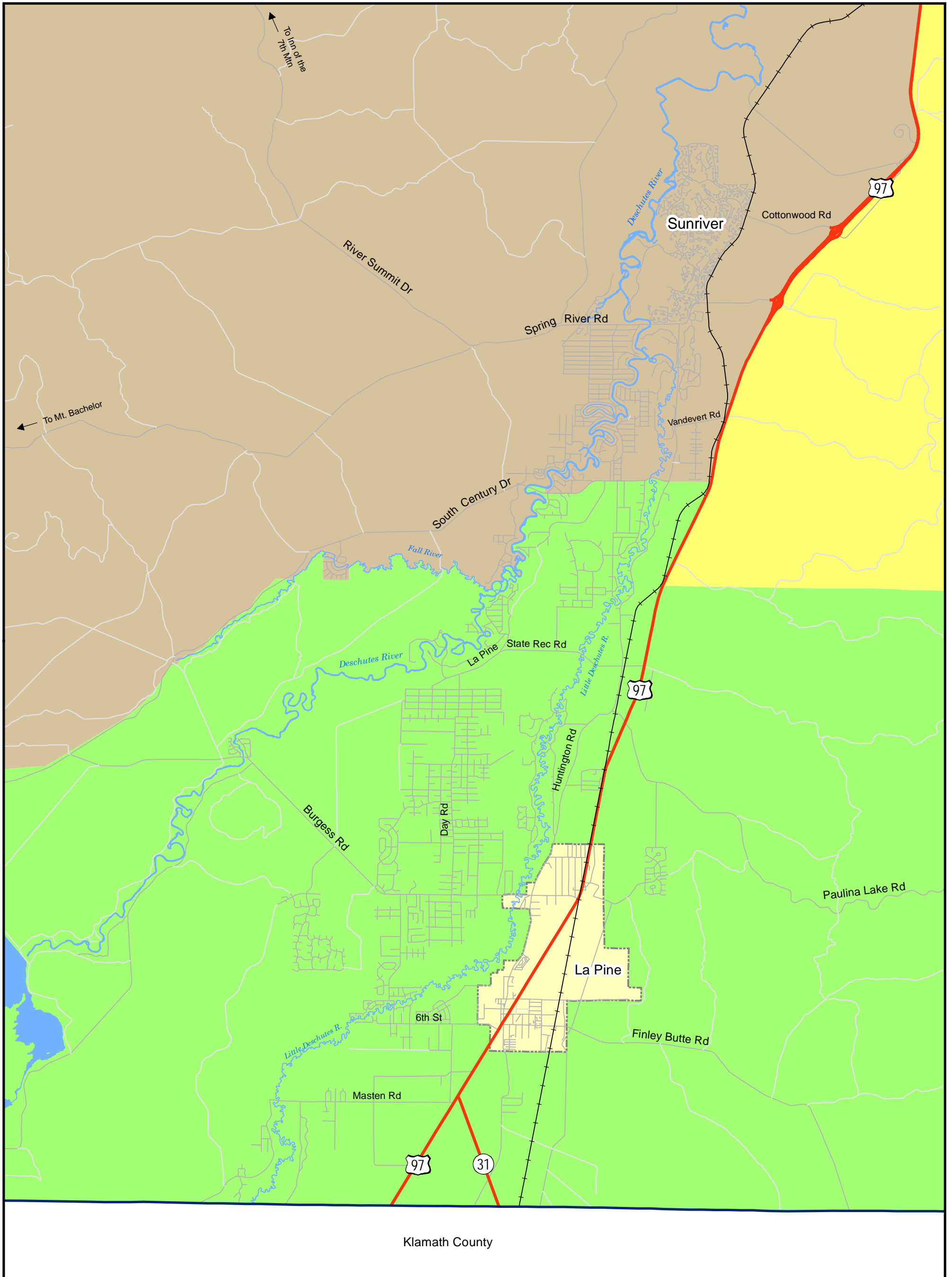
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Appendix 5.2c - High School Attendance Areas



Klamath County



Newberry Country

Legend

- Railroad
- State Highway
- Rivers & Lakes
- Unincorporated Community
- La Pine City Limit
- High School Attendance Area**
- Bend High School
- Bend / Summit High School Choice Area
- La Pine High School

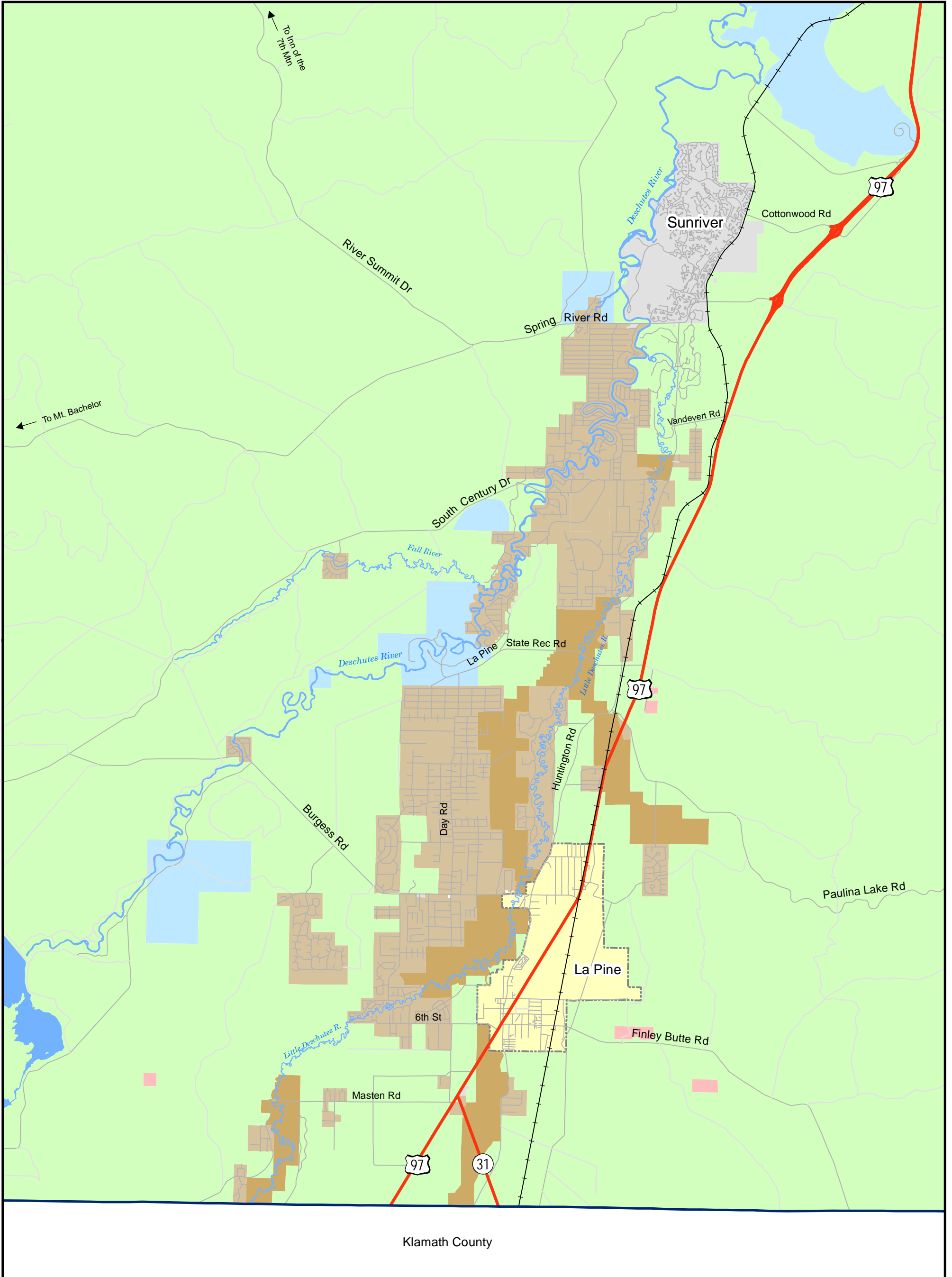
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Appendix 5.3 - Comprehensive Plan Designations



Klamath County

Newberry Country

Legend

- Railroad
- State Highway
- Rivers & Lakes
- Unincorporated Community
- La Pine City Limit

Comprehensive Plan Designations

- AG - Agriculture
- F - Forest
- OS&C - Open Space & Conservation
- RREA - Rural Residential Exception Area
- SM - Surface Mining

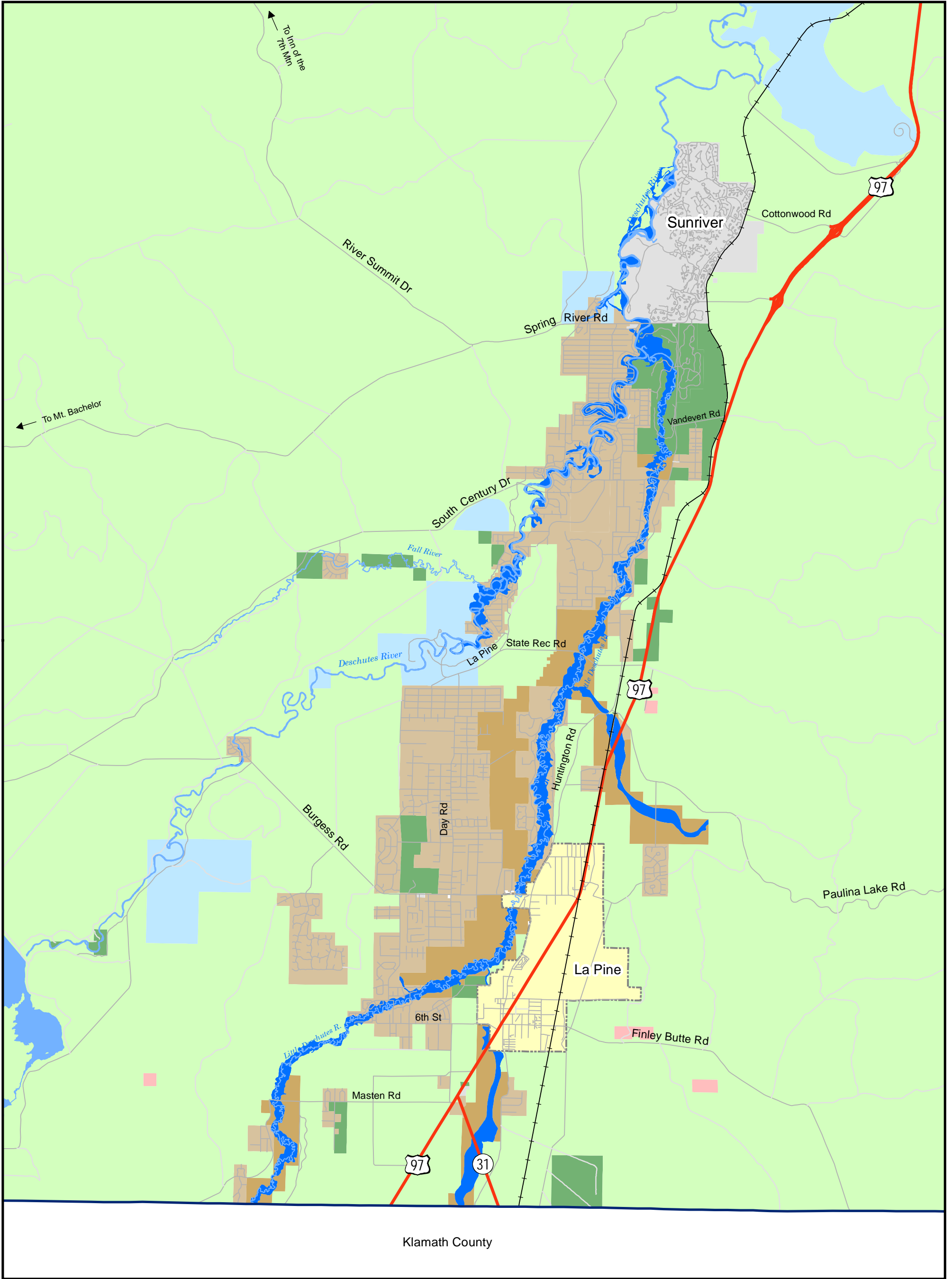
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Appendix 5.4 - Zoning



1" = 1.75 mi.



Klamath County

Newberry Country

Legend

- Railroad
- State Highway
- Rivers & Lakes
- Unincorporated Community
- La Pine City Limit

Zoning Designations

- EFU- La Pine Subzone
- FP - Flood Plain
- F1 - Forest Use 1
- F2 - Forest Use 2
- OS&C - Open Space & Conservation
- RR10 - Rural Residential 10 Acre Minimum
- SM - Surface Mining

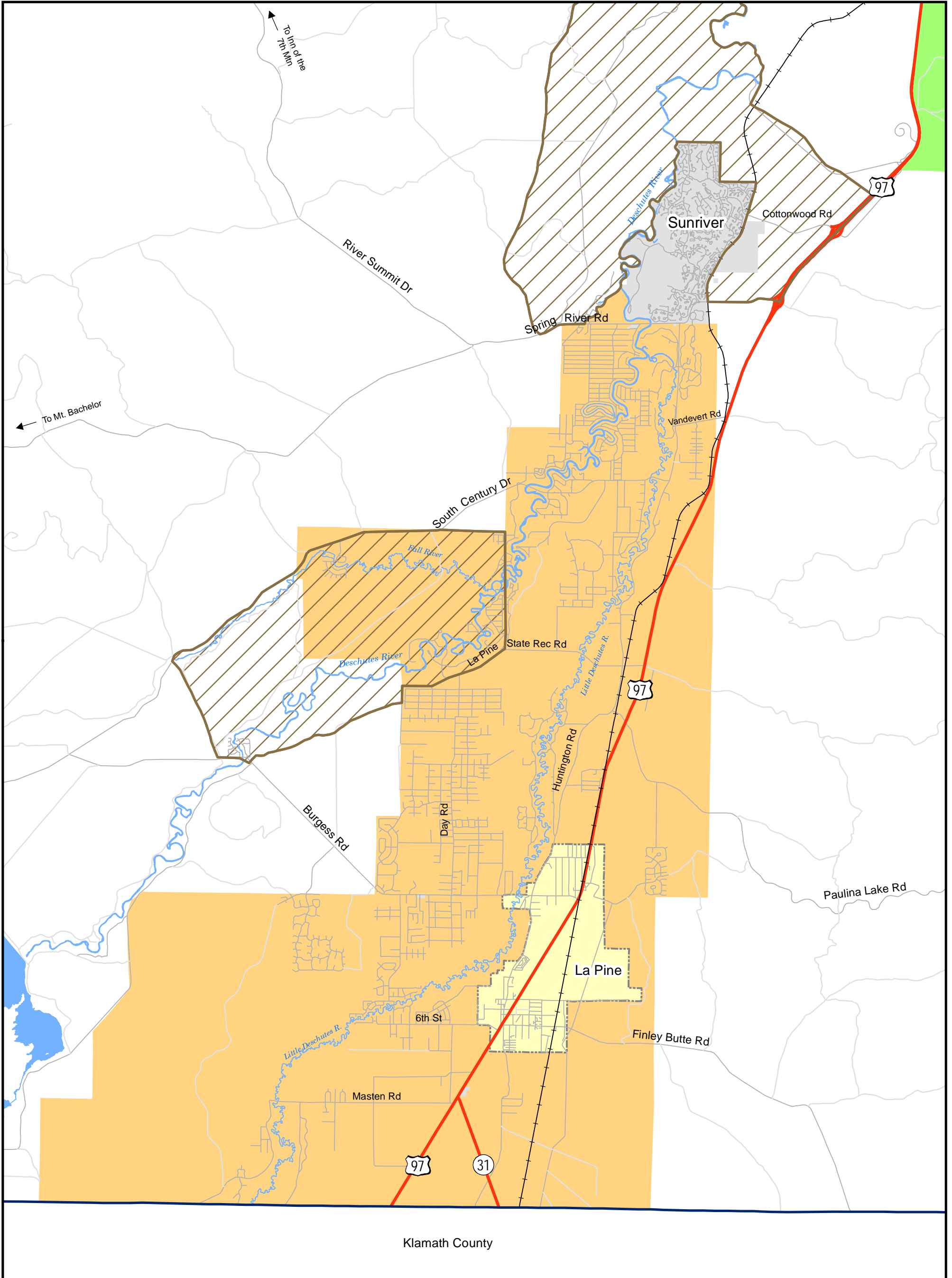
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Appendix 5.5 - Wildlife Overlay Zone



Klamath County

Legend

- Railroad
- State Highway
- Rivers & Lakes
- Unincorporated Community
- La Pine City Limit
- Wildlife Overlay Zone**
- Elk Range
- Deer Winter Range
- Deer Migration Range



Newberry County

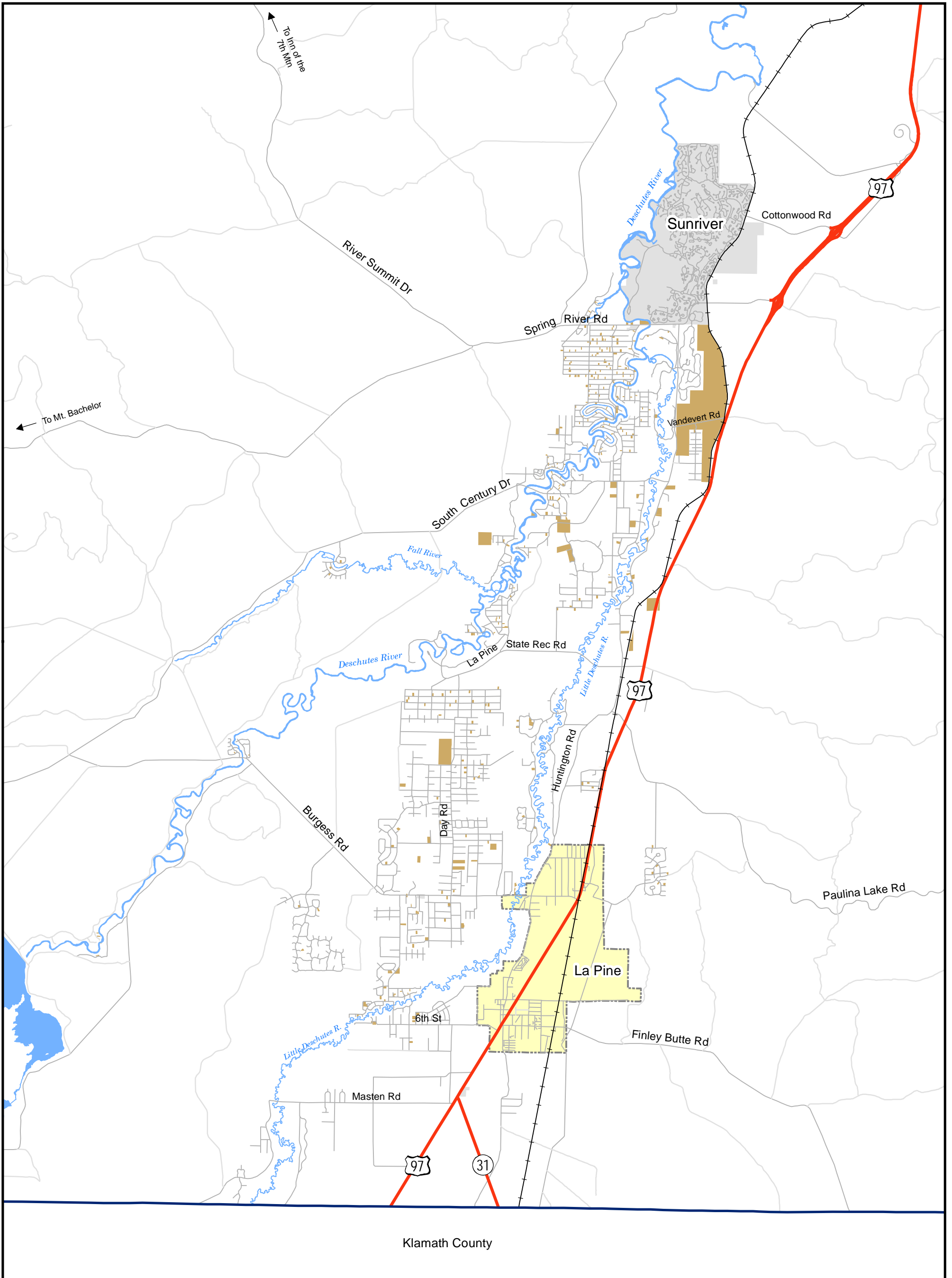
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Appendix 5.6 - Destination Resort Eligibility Areas



Klamath County



Newberry County

Legend

- Railroad
- State Highway
- Rivers & Lakes
- La Pine City Limit
- Unincorporated Community
- Destination Resort Eligibility Area

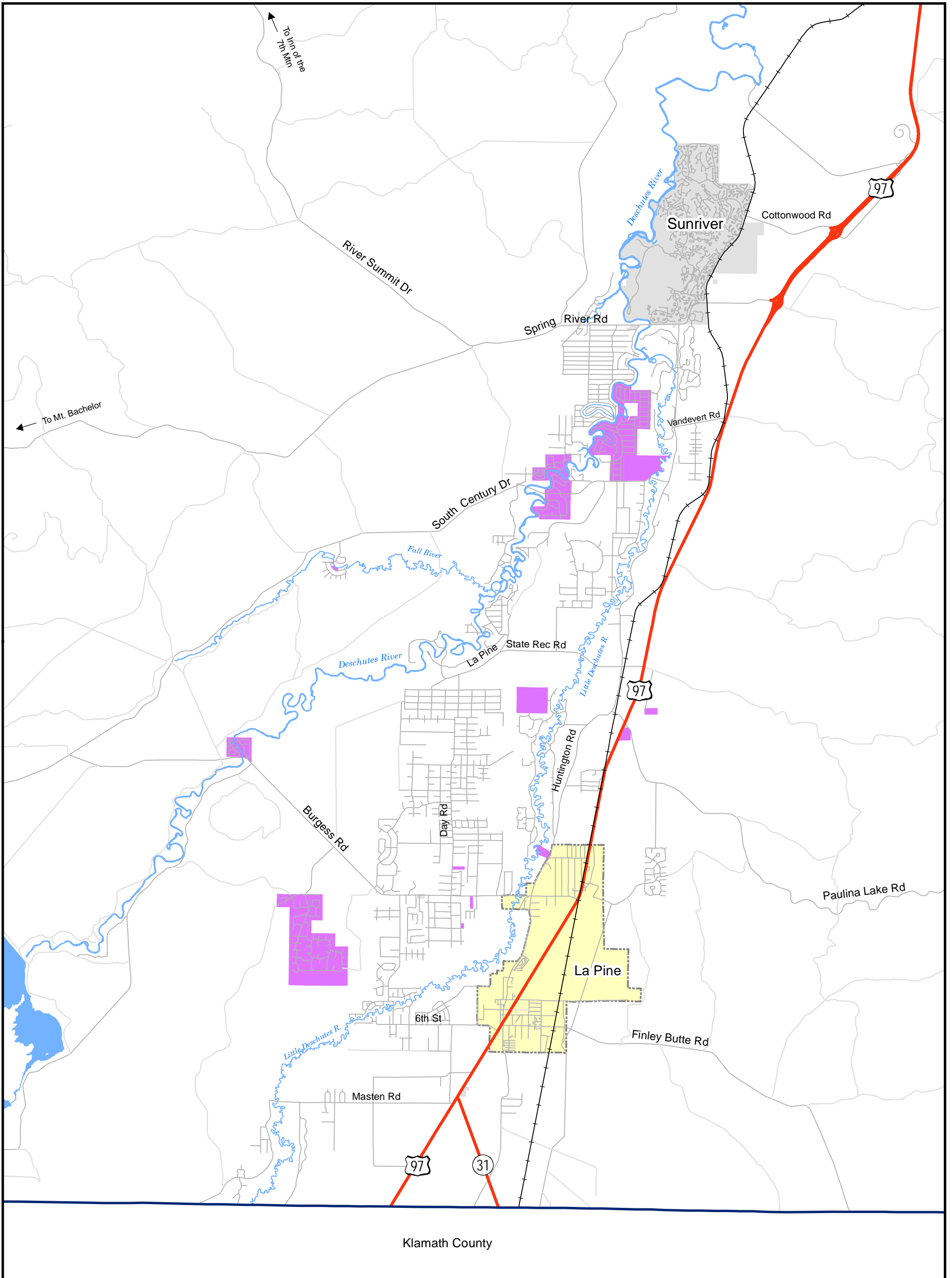
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Appendix 5.7 - Public Water Systems



Klamath County

Legend

- Railroad
- State Highway
- Rivers & Lakes
- Unincorporated Community
- La Pine City Limit
- Public Drinking Water System



Newberry Country

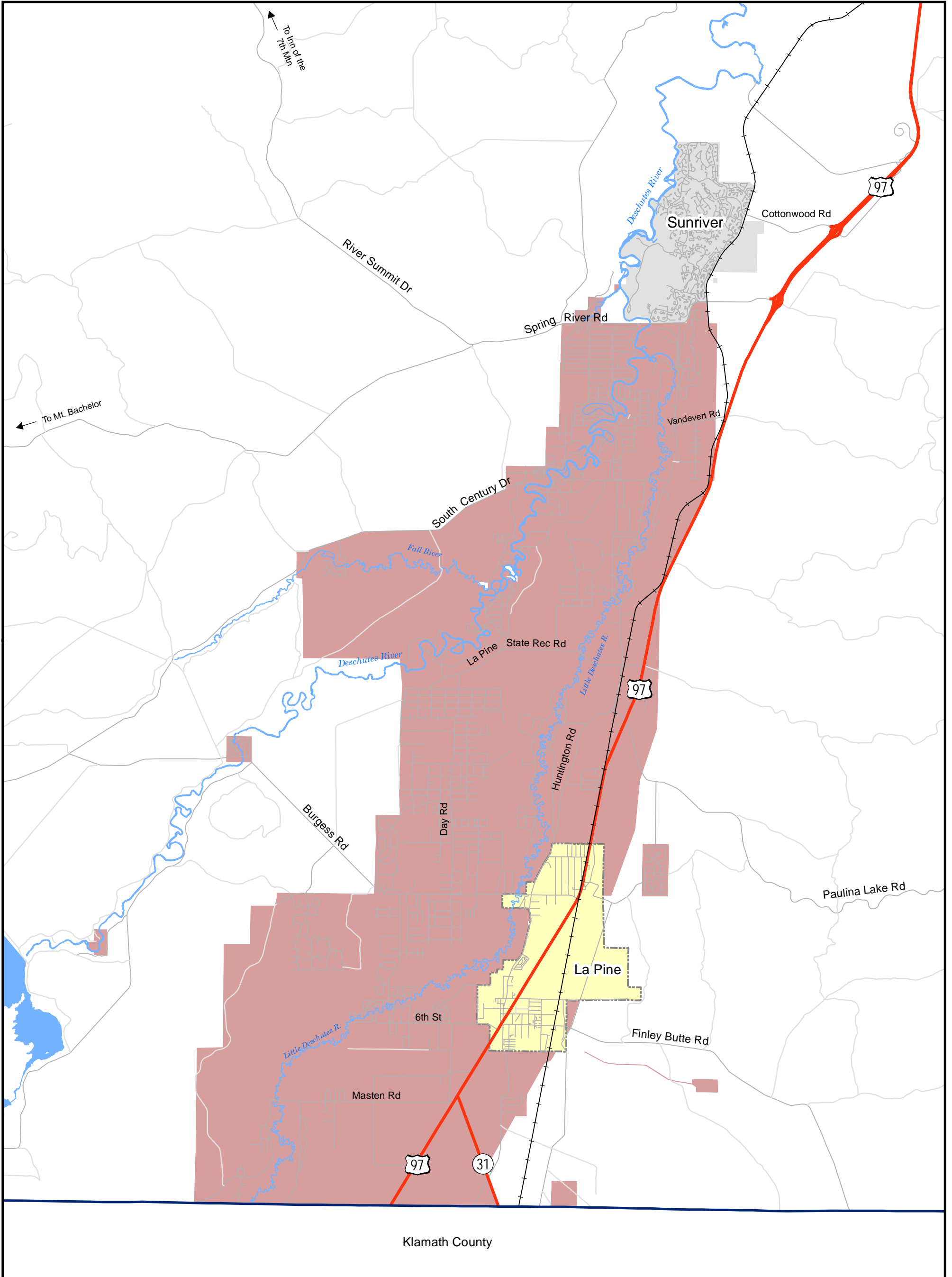
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Appendix 5.8 - La Pine Rural Fire Protection District



Legend

- Railroad
- State Highway
- Rivers & Lakes
- La Pine City Limit
- Unincorporated Community
- La Pine Rural Fire Protection District



Newberry Country

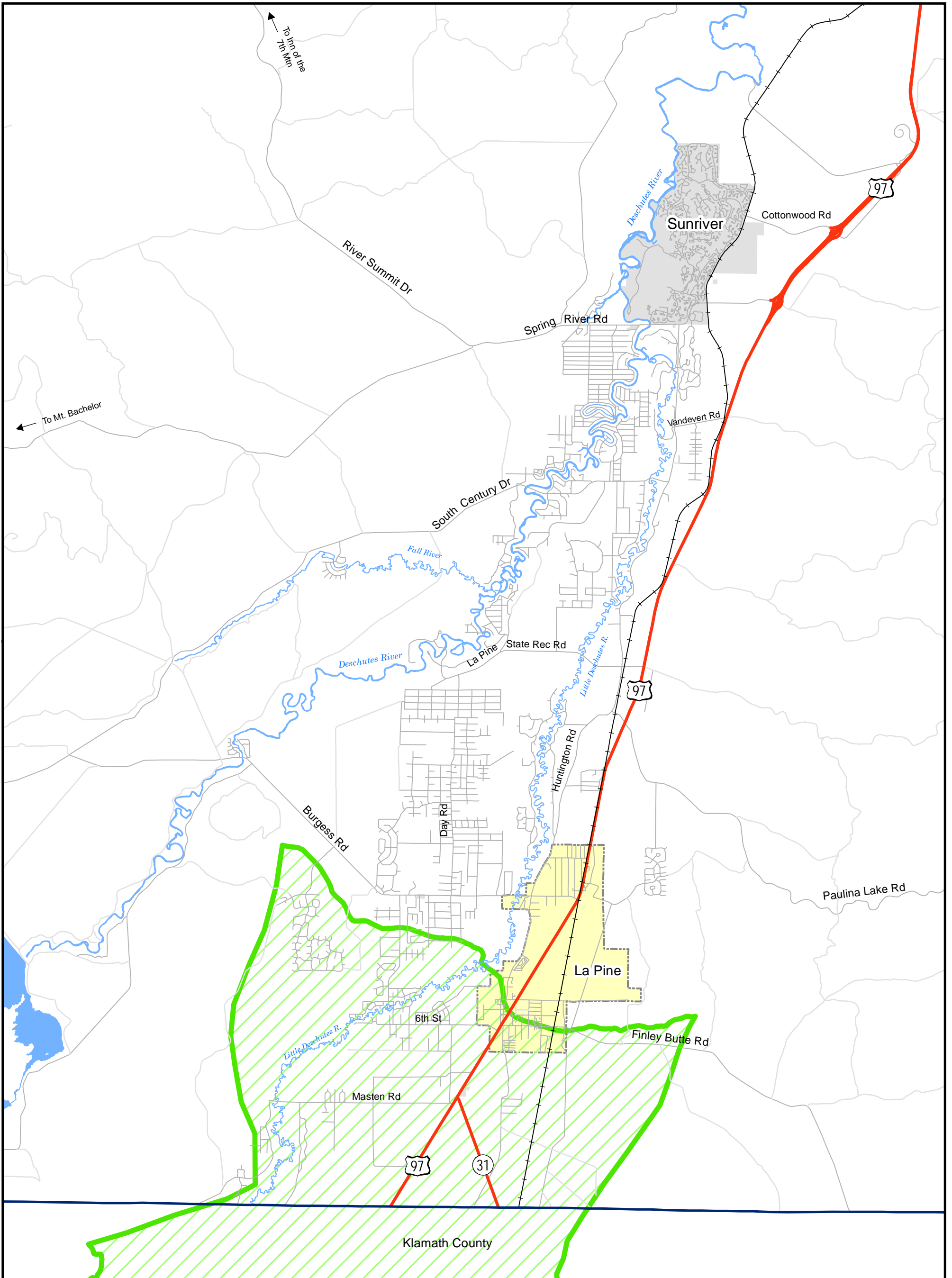
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







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Appendix 5.9 - Oregon Conservation Strategy



Legend

-  Railroad
-  State Highway
-  Rivers & Lakes
-  Unincorporated Community
-  La Pine City Limit
-  Oregon Conservation Strategy



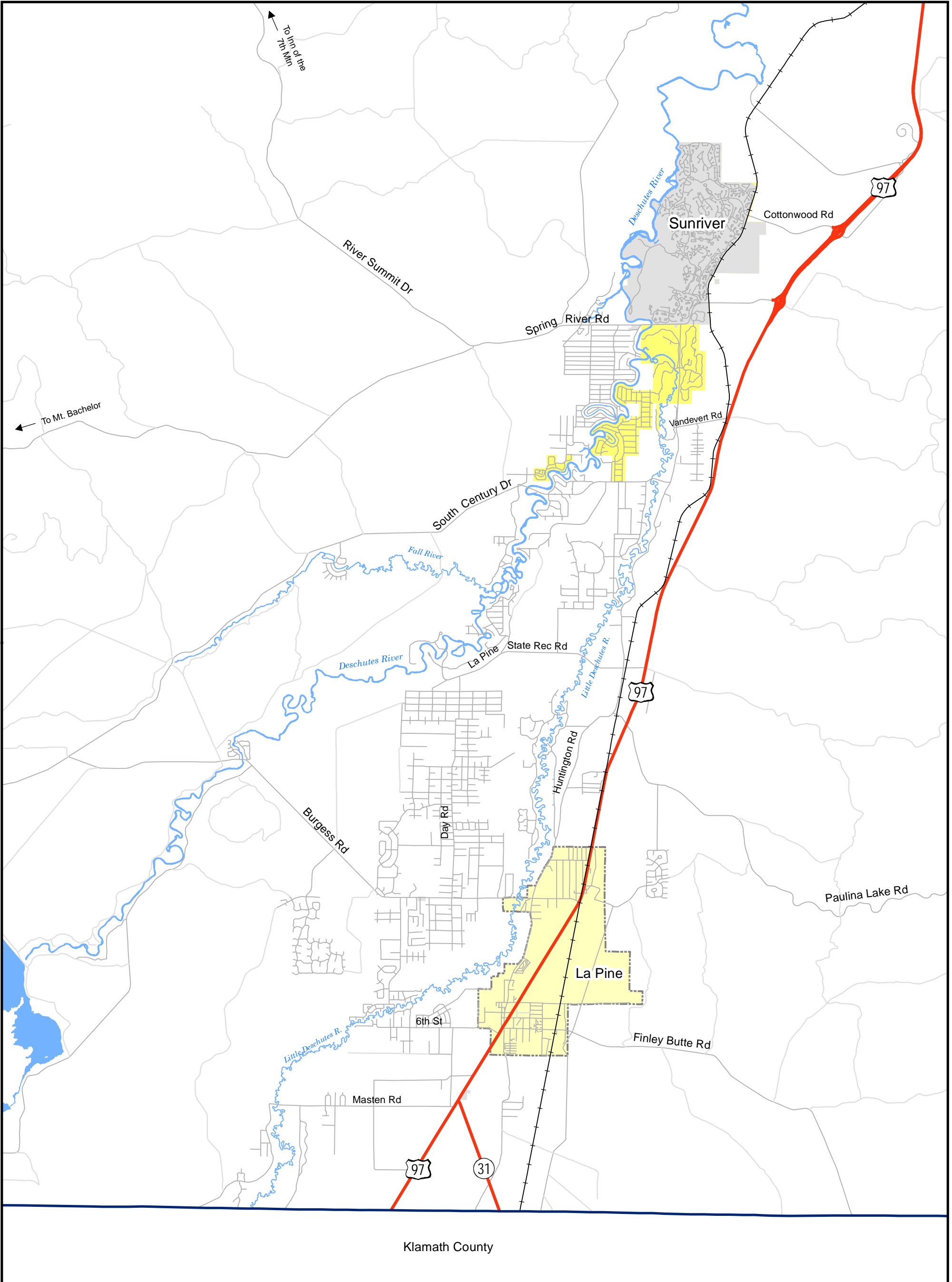
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Appendix 5.10 - Domestic Wastewater Systems



Legend

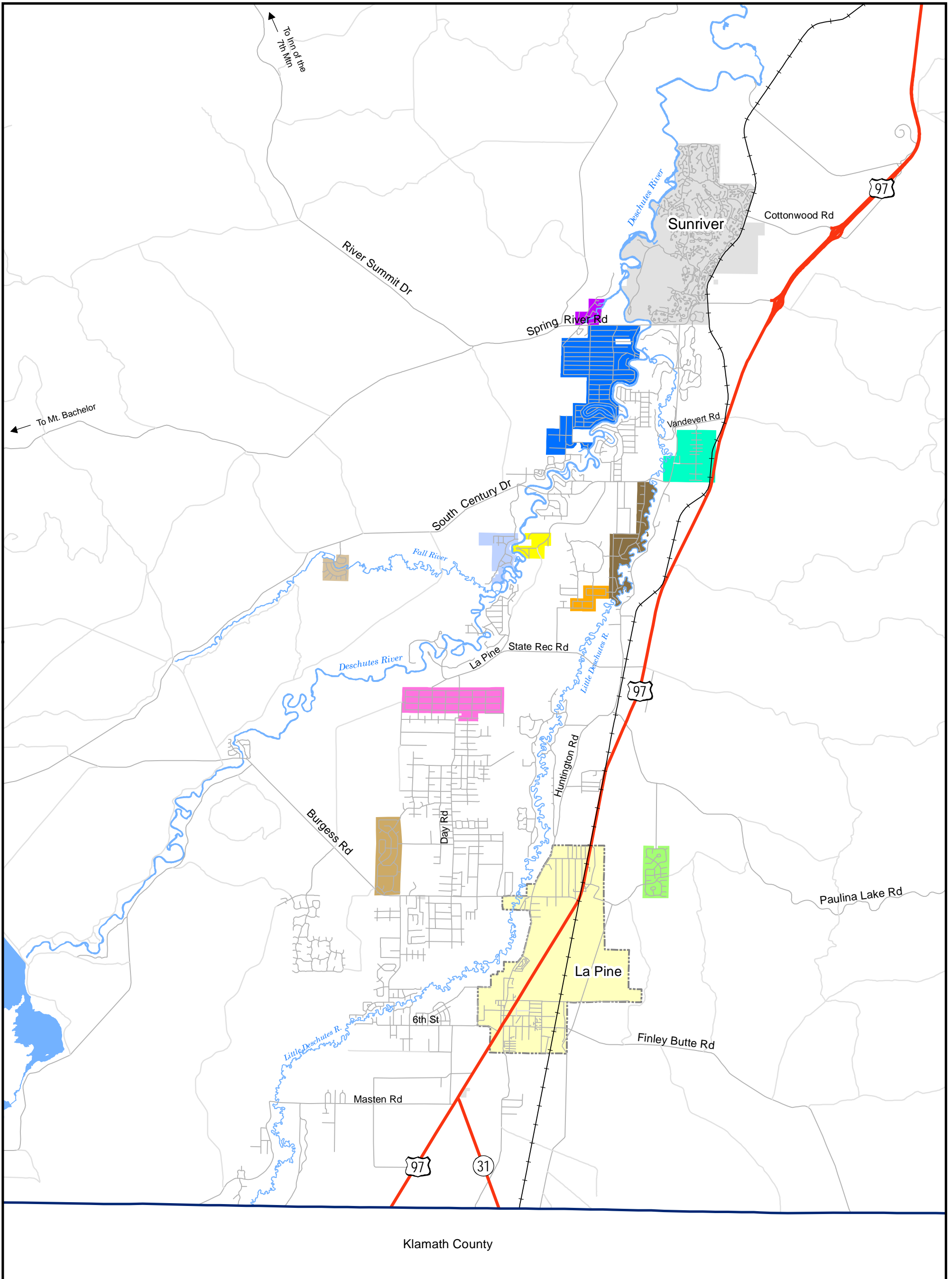
- Railroad
- State Highway
- Rivers & Lakes
- Unincorporated Community
- La Pine City Limit
- Domestic Wastewater Systems

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Appendix 5.11 - Special Road Districts



Legend

- Railroad
- State Highway
- Rivers & Lakes
- Unincorporated Community
- La Pine City Limit
- Special Road District**
- Beaver Road District
- DRRH Special Road District Unit #6
- DRRH Unit #8 Part 3 Road District
- Fall River Estates Road District
- Forest View Road District
- Lazy River Road District
- Newberry Estates Road District
- Pinewood Country Estates Special Road District
- Ponderosa Pines East Road District
- River Forest Road District
- Special Road District #1
- Special Road District #8
- Spring River Road District
- Vandevert Acres Road District

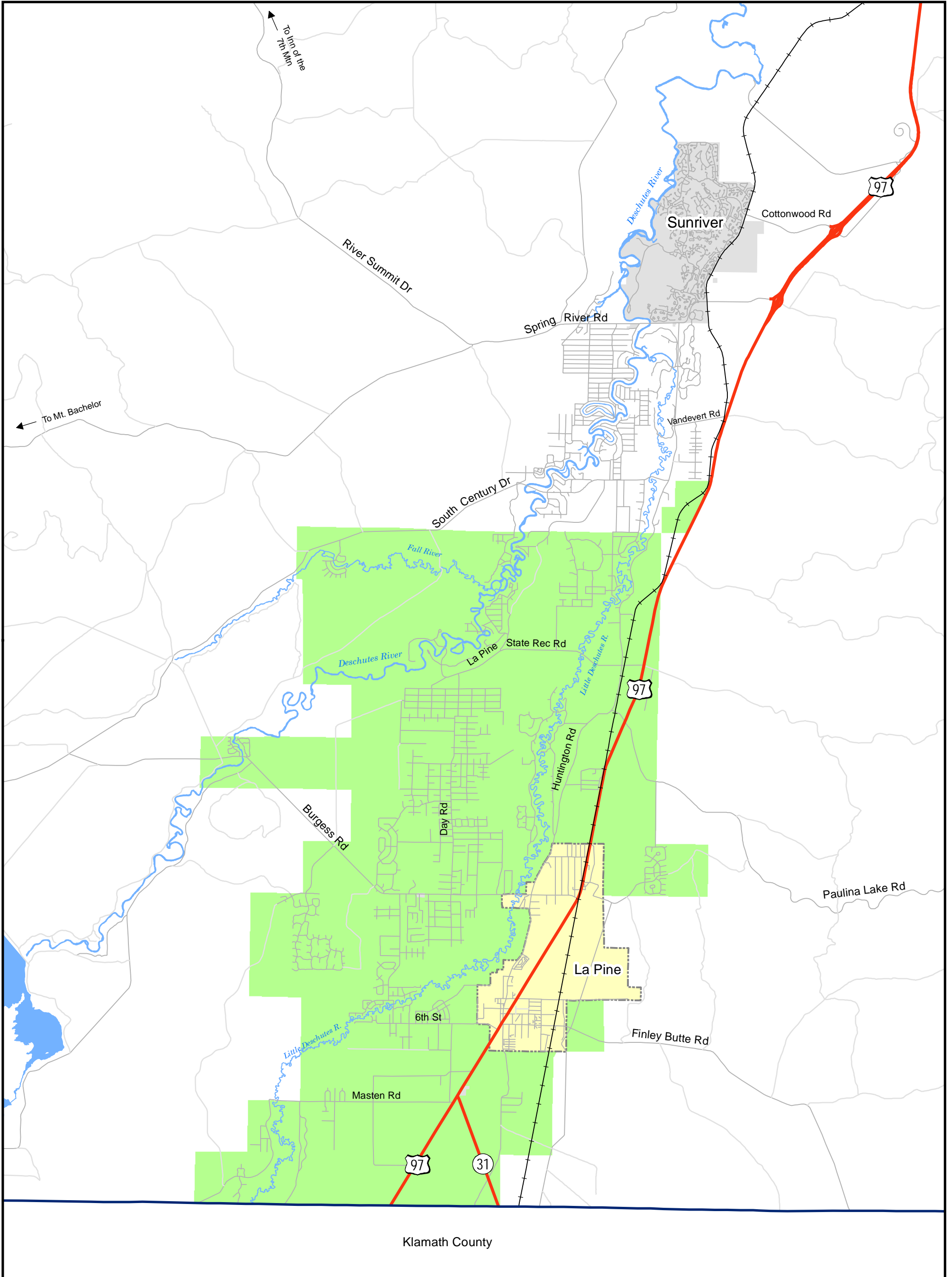


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Appendix 5.12 - La Pine Park & Recreation District



Legend

- Railroad
- State Highway
- Rivers & Lakes
- La Pine City Limit
- Unincorporated Community
- La Pine Park & Recreation District



Newberry County

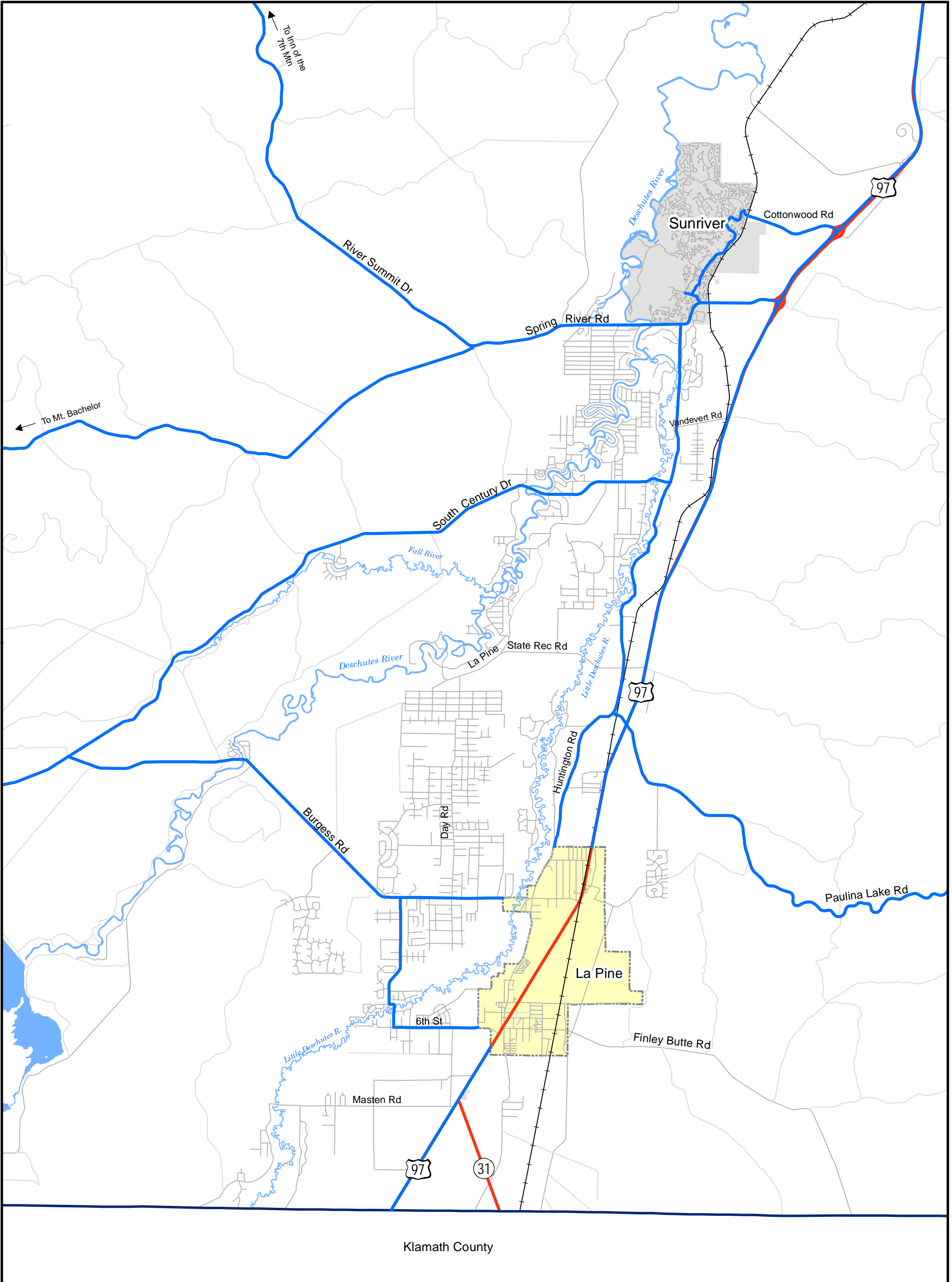
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Appendix 5.13 - South County Bikeways



Legend

- South County Bikeway
- Rivers & Lakes
- +— Railroad
- Unincorporated Community
- State Highway
- La Pine City Limit



Newberry County

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