



## BOARD OF COMMISSIONERS

# AGENDA REQUEST & STAFF REPORT

**MEETING DATE:** February 3, 2025

**SUBJECT:** Work Session: Preparation for Public Hearing - Clear and Objective Housing Text Amendments Regarding Definitions, Dimensional Standards, and Accessory Uses

**BACKGROUND AND POLICY IMPLICATIONS:**

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

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

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

Staff will prepare the Deschutes County Board of Commissioners (Board) for a February 12, 2025, public hearing to consider the first set of proposed clear and objective amendments (file no. 247-24-000705-TA). Within the proposed amendments, added language is shown underlined and deleted shown as strikethrough.

**BUDGET IMPACTS:**

None

**ATTENDANCE:**

Kyle Collins, Associate Planner and Will Groves, Planning Manager