



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: June 25, 2025

SUBJECT: Consideration of First and Second Reading and adoption by emergency of Ordinance No. 2025-008 regarding Clear and Objective Housing Text Amendments – Title 17 (Subdivisions)

RECOMMENDED MOTION:

Staff recommends the Board conduct first and second readings and adopt Ordinance No. 2025-008 by emergency, with an immediate effective date upon adoption. This proposed action requires unanimous votes and would require two motions, as follows:

1. Move approval of first and second reading of Ordinance No. 2025-008 by title only.
2. Move adoption of Ordinance No. 2025-008 by emergency to take effect immediately.

Alternatively, if the vote is not unanimous, the Board will hold first and second readings at least 14 days apart, and the ordinance would take effect 90 days after second reading. In that case, the draft ordinance language would need to be modified for a future Board meeting to remove the reference to an emergency adoption.

BACKGROUND AND POLICY IMPLICATIONS:

The Deschutes Board of Commissioners has deliberated and recommended approval of text amendments establishing “clear and objective” housing development standards pursuant to state statute.

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.

BUDGET IMPACTS:

None

ATTENDANCE:

Tarik Rawlings, Senior Transportation Planner

Will Groves, Planning Manager