



MEMORANDUM

TO: Deschutes County Board of Commissioners (Board)

FROM: Tarik Rawlings, Associate Planner

DATE: January 5, 2022

SUBJECT: Central Oregon Irrigation District (COID) Plan Amendment and Zone Change – Work Session

The Board of County Commissioners (Board) is conducting a work session on January 12, 2022 in preparation for a public hearing on January 26, 2022, to consider a request for a Plan Amendment and Zone Change (file nos. 247-21-000400-PA, 401-ZC) for a 36.65-acre property to the east of the City of Bend.

I. BACKGROUND

The applicant, COID, is requesting a Comprehensive Plan Amendment to redesignate the subject property from Agriculture to Rural Residential Exception Area and a Zoning Map Amendment to rezone the property from Exclusive Farm Use (EFU) to Multiple Use Agricultural (MUA-10). The applicant’s reasoning for the request is that the property was mistakenly identified as farmland, does not contain high-value soils or other characteristics of high value farmland, and therefore should be redesignated and rezoned for residential use. The applicant has provided a soil study that identifies non-high value soils on a majority (~64%) of the subject property. Additionally, the applicant has provided findings within the burden of proof that demonstrate compliance with state and local requirements and policies.

II. HEARINGS OFFICER RECOMMENDATION

Staff received twelve (12) public comment letters from neighboring property owners and residents located within the surrounding area of the subject property. These comments expressed concern and opposition related to growth impacts, wildlife concerns, open space values, recreational access, ability to farm, traffic impacts along 27th Street, driveway access to the subject property, property addressing, property value impacts, impacts to irrigation water sources and availability, and the potential of marijuana production on the property.

The Deschutes County Hearings Officer held a public hearing on August 31, 2021. Three (3) individuals (Patrick McCoy, Matt Carey, and Kecia Weaver) stated their opposition to the subject application and

concerns regarding growth management, the perceived limitation of hobby farm opportunities, wildlife habitat impacts, and access to the subject property.

On October 13, 2021, the Hearings Officer issued a recommendation of approval for the proposed Plan Amendment and Zone Change.

III. BOARD CONSIDERATION

As the property includes lands designated for agricultural use, Deschutes County Code 22.28.030(C) requires the application to be heard de novo before the Board, regardless of the determination of the Hearings Officer. The record is available for inspection at the Planning Division and at the following link: [247-21-000400-PA, 401-ZC Central Oregon Irrigation District \(COID\) Plan Amendment and Zone Change | Deschutes County Oregon](#). Moreover, the complete record will be available at the public hearing.

IV. NEXT STEPS

The Board will hold a public hearing on January 26, 2022. The legal description of the subject property will be provided to the Board at the soonest availability.

ATTACHMENTS:

1. Area Map
2. Draft Ordinance and Exhibits
 - Exhibit A: Proposed Comprehensive Plan Map
 - Exhibit B: Proposed Zoning Map
 - Exhibit C: Comprehensive Plan Section 23.01.010, Introduction
 - Exhibit D: Comprehensive Plan Section 5.12, Legislative History
 - Exhibit E: Hearings Officer Recommendation/Decision

FORTHCOMING ATTACHMENTS:

1. Exhibit F: Legal Description