



BOARD OF COMMISSIONERS

BOARD OF COUNTY COMMISSIONERS MEETING

9:00 AM, WEDNESDAY, APRIL 22, 2026

Barnes Sawyer Rooms - Deschutes Services Building - 1300 NW Wall Street – Bend
(541) 388-6570 | www.deschutes.org

AGENDA

MEETING FORMAT: In accordance with Oregon state law, this meeting is open to the public and can be accessed and attended in person or remotely, with the exception of any executive session.

Members of the public may view the meeting in real time via YouTube using this link: <http://bit.ly/3mmlnzy>. **To attend the meeting virtually via Zoom, see below.**

Citizen Input: The Board of Commissioners provides time during its public meetings for Citizen Input. Alternatively, comments may be submitted on any topic at any time by emailing or leaving a voice message at 541-385-1734.

When in-person comment from the public is allowed at the meeting, public comment will also be allowed via computer, phone or other virtual means.

Zoom Meeting Information: This meeting may be accessed via Zoom using a phone or computer.

- To join the meeting via Zoom from a computer, use this link: <https://bit.ly/4bXfL6g>.
- To join by phone, call 253-215-8782 and enter webinar ID # 160 497 4576.
- If joining by a browser, use the raise hand icon to indicate you would like to provide public comment, if and when allowed. If using a phone, press *9 to indicate you would like to speak and *6 to unmute yourself when you are called on.
- When it is your turn to provide testimony, you will be promoted from an attendee to a panelist. You may experience a brief pause as your meeting status changes. Once you have joined as a panelist, you will be able to turn on your camera, if you would like to.

Time estimates: *The times listed on agenda items are estimates only. Generally, items will be heard in sequential order and items, including public hearings, may be heard before or after their listed times.*

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CITIZEN INPUT

The Board of Commissioners provides time during its public meetings for Citizen Input. This is an opportunity for citizens to communicate to the Commissioners. Citizen Input is not available for matters that have closed records, are presently scheduled for a quasi-judicial public hearing, or are anticipated or likely to come before the Commissioners as a future quasi-judicial public hearing. Time is limited to 3 minutes.

The Citizen Input platform is not available for and may not be utilized to communicate obscene or defamatory material.

Note: *In addition to the option of providing in-person comments at the meeting, citizen input comments may be emailed to citizeninput@deschutes.org or you may leave a brief voicemail at 541.385.1734.*

COMMISSIONER ANNOUNCEMENTS

CONSENT AGENDA

1. Authorization to accept an IMPACTS grant from the Oregon Criminal Justice Commission
2. Approval of second amendment to a restrictive covenant encumbering a parcel consisting of +/- 39.31-acres commonly known as Northpoint Vista in Redmond (Map and Tax Lot 151310A001900)
3. Approval of Document No. 2026-0300, a Notice of Intent to Award a contract for janitorial services for the Deschutes County Sheriff's Office
4. Consideration of Board Signature on letter thanking Renée Alexander for service on the Facilities Project Review Committee
5. Approval of the minutes of the BOCC meetings of April 6 and 8, 2026

ACTION ITEMS

6. **9:10 AM** Second reading of Ordinance No. 2026-010 amending sections 1.01.090, 12.04.040, and 12.08.040 of the Deschutes County Code (DCC) regarding codification and revisions to DCC
7. **9:15 AM** Second Reading of Ordinance 2026-006: 2026 Housekeeping Text Amendments
8. **9:20 AM** Lease agreement with Copper Top 2 for the DCSO's substation in Terrebonne

9. **9:30 AM** Annual Update: Visit Central Oregon
10. **9:45 AM** Report back to the BOCC on Recent Homeless Camp Relocations onto County-owned land in East Redmond

LUNCH RECESS

Continued ACTION ITEMS

11. **1:30 PM** Hearing on the Administrative Appeal / Grievance of Termination filed by William Bailey
(Note: Staff will be asking the Board to consider Order No. 2026-015 referring Bailey's Step IV Grievance to Advisory Arbitration as per County Personnel Rule 12.020)

OTHER ITEMS

These can be any items not included on the agenda that the Commissioners wish to discuss as part of the meeting, pursuant to ORS 192.640.

EXECUTIVE SESSION

At any time during the meeting, an executive session could be called to address issues relating to ORS 192.660(2)(e), real property negotiations; ORS 192.660(2)(h), litigation; ORS 192.660(2)(d), labor negotiations; ORS 192.660(2)(b), personnel issues; or other executive session categories.

Executive sessions are closed to the public; however, with few exceptions and under specific guidelines, are open to the media.

12. Executive Session under ORS 192.660 (2) (d) Labor Negotiations

ADJOURN



Deschutes County encourages persons with disabilities to participate in all programs and activities. This meeting/event is accessible. Accommodations including sign and other language interpreter services, assistive listening devices, materials in alternate formats such as Braille, large print, electronic formats, or language translations are available upon advance request at no cost. Please make a request at least 24 hours in advance of the meeting/event by calling Brenda Fritsvold at (541) 388-6572 or send an email to brenda.fritsvold@deschutes.org.



El condado de Deschutes anima a las personas con discapacidad a participar en todos los programas y actividades. Esta reunión/evento es accesible. Hay disponibles servicios de intérprete de lengua de señas y de otros idiomas, dispositivos de escucha asistida, materiales en formatos alternativos como braille, letra grande, formatos electrónicos, traducciones o cualquier otra adaptación, con solicitud previa y sin ningún costo. Haga su solicitud al menos 24 horas antes de la reunión/el evento llamando a Brenda Fritsvold al (541) 388-6572 o envíe un correo electrónico a brenda.fritsvold@deschutes.org.



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: April 22, 2026

SUBJECT: Authorization to accept an IMPACTS grant from the Oregon Criminal Justice Commission

RECOMMENDED MOTION:

Move approval of Document No. 2026-0268, an agreement accepting an IMPACTS grant from the Oregon Criminal Justice Commission.

BACKGROUND AND POLICY IMPLICATIONS:

On January 7, 2026, the Board of County Commissioners (BOCC) authorized Deschutes County Health Services (DCHS) to apply for an IMPACTS grant (Improving People’s Access to Community-based Treatment, Supports and Services) from Oregon’s Criminal Justice Commission (CJC). DCHS applied for \$3,502,276 of funding and was awarded \$2,469,460. Although DCHS received the highest application score, CJC elected to award all non-tribal applicants 70% of their requested amount.

DCHS requests BOCC approval to accept this award to support continued 24/7 staffing at the Stabilization Center for the period January 2026 through August 2027. The original application requested support for 12.6 full-time equivalent (FTE), plus 10% for indirect costs. The reduced award will support 13 FTE from January through June of 2026 and 7.65 FTE in fiscal year 2027, with 10% for indirect costs. The FTE not funded by this grant will be supported by other DCHS funding sources, including but not limited to Oregon Health Authority CFAA funding, OHA Behavioral Health Resource Network funding, Opioid Settlement funds, and OHP Capitation.

BUDGET IMPACTS:

\$2,469,460; approximately \$1,130,594 in FY 2026 and \$1,338,866 in FY 2027.

ATTENDANCE:

Nicole Keith, Behavioral Health Program Manager

IMP-27-04 GRANT AGREEMENT

CRIMINAL JUSTICE COMMISSION

IMPROVING PEOPLE’S ACCESS TO COMMUNITY-BASED TREATMENT, SUPPORTS, AND SERVICES GRANT PROGRAM

Agreement Number: IMP-27-04

This grant agreement (“Agreement”), dated as of the date the Agreement is fully executed, is between the State of Oregon, acting through its Oregon Criminal Justice Commission (“CJC” or “State”), and **Deschutes County** (“Recipient”). This Agreement becomes effective only when fully signed and approved as required by applicable law (“Effective Date”). Unless extended or terminated earlier in accordance with its terms, this Agreement shall expire **November 30, 2027**.

This Agreement consists of this document and the following documents, all of which are attached hereto and incorporated herein by reference:

Exhibit A: Contact Information, Project Description and Reporting Requirements

In the event of a conflict between two or more of the documents comprising this Agreement, the language in the document with the highest precedent shall control. The precedence of each of the following documents comprising this Agreement is as follows, listed from highest precedence to lowest precedence: this Agreement without Exhibits; Exhibit A.

SECTION 1: KEY GRANT TERMS

The following capitalized terms have the meanings assigned below.

Grant Amount: \$2,469,460

Completion Deadline: August 31, 2027

SECTION 2: FINANCIAL ASSISTANCE

CJC shall provide Recipient, and Recipient shall accept from CJC, a grant (the “Grant”) in an aggregate amount not to exceed the Grant Amount.

CJC’s obligations are subject to the receipt of the following items, in form and substance satisfactory to CJC and its Counsel:

- (1) This Agreement duly signed by an authorized officer of Recipient; and
- (2) Such other certificates, documents, and information as CJC may reasonably require.

SECTION 3: DISBURSEMENT

A. Disbursement. Upon execution of this Agreement and satisfaction of all conditions precedent, CJC shall disburse Grant funds to Recipient in installments as listed:

- (1) \$1,234,730 by April 30, 2026;
- (2) \$617,365 by September 30, 2026; and
- (3) \$617,365 by March 31, 2027.

B. Conditions to Disbursements.

- (1) CJC has no obligation to disburse Grant funds unless:
 - i. CJC has sufficient funds currently available for this Agreement;
 - ii. CJC has received appropriations, limitations, allotments or other expenditure authority sufficient to allow CJC, in the exercise of its reasonable administrative discretion, to make payment. Notwithstanding any other provision of this Agreement, CJC's determination not to disburse funds due to lack of appropriations, allotments, or expenditure authority will not constitute an Event of Default; and
 - iii. Recipient is in compliance with the terms of this Agreement.
- (2) CJC may amend this Agreement to remove the final disbursement of Grant funds in subsection A of this section if Recipient has not expended at least 60 percent of the Grant Amount by December 31, 2026. Notwithstanding any other provision of this Agreement, CJC's determination not to disburse funds under this subsection will not constitute an Event of Default.

SECTION 4: USE OF GRANT

As more particularly described in Exhibit A, Recipient will use the Grant to fund Improving People's Access to Community-based Treatment, Supports, and Services programs (the "Project"). Recipient may only use Grant funds to cover reasonable and necessary Project costs incurred by Recipient during the period beginning July 1, 2025, and ending on the Completion Deadline, and that are allocable thereto and that are not excluded by CJC as set forth in the *Grant Administration Guide* published by CJC ("Eligible Costs"). Recipient must expend the entire Grant Amount on Eligible Costs. Such expenditure must occur no later than the Completion Deadline.

SECTION 5: REPRESENTATIONS AND WARRANTIES OF RECIPIENT

Recipient represents and warrants to CJC as follows:

A. Organization and Authority.

- (1) Recipient is validly organized and existing under the laws of the State of Oregon.
- (2) Recipient has all necessary right, power and authority under its organizational documents and applicable Oregon law to execute and deliver this Agreement and incur and perform its obligations under this Agreement.
- (3) This Agreement has been authorized by an ordinance, order or resolution of Recipient's governing body if required by its organizational documents or applicable law.
- (4) This Agreement has been duly executed by Recipient, and when executed by CJC, is legal, valid and binding, and enforceable in accordance with this Agreement's terms.

B. Full Disclosure. Recipient has disclosed in writing to CJC all facts that materially adversely affect the Grant, or the ability of Recipient to perform all obligations required by this Agreement. Recipient has made no false statements of fact, nor omitted information necessary to prevent any statements from being misleading. The information contained in this Agreement, including Exhibit A, is true and accurate in all respects.

- C. Pending Litigation. Recipient has disclosed in writing to CJC all proceedings pending (or to the knowledge of Recipient, threatened) against or affecting Recipient, in any court or before any governmental authority or arbitration board or tribunal, that, if adversely determined, would materially adversely affect the Grant or the ability of Recipient to perform all obligations required by this Agreement.

SECTION 6: COVENANTS OF RECIPIENT

Recipient covenants as follows:

- A. Notice of Adverse Change. Recipient shall promptly notify CJC of any adverse change in the activities, prospects or condition (financial or otherwise) of Recipient related to the ability of Recipient to perform all obligations required by this Agreement.
- B. Compliance with Laws.
- (1) Recipient will comply with the requirements of all applicable federal, state and local laws, rules, regulations, and orders of any governmental authority, except to the extent an order of a governmental authority is contested in good faith and by proper proceedings.
 - (2) Recipient is responsible for all federal or state tax laws applicable to its implementation of the Project and its use of the Grant or compensation or payments paid with the Grant.
- C. Worker's Compensation Insurance. All employers, including Recipient, that employ subject workers who provide services in the State of Oregon shall comply with ORS 656.017 and provide the required Workers' Compensation coverage, unless such employers are exempt under ORS 656.126. Employer's liability insurance with coverage limits of not less than \$500,000 must be included. Recipient shall ensure that each of its subcontractors and subrecipients complies with these requirements.
- D. Return of Misexpended or Unexpended Grant Funds. Any Grant funds disbursed to Recipient, or any interest earned by Recipient on the Grant funds, under this Agreement that are not used in accordance with this Agreement ("misexpended Grant funds") or remain unexpended on the earlier of termination of this Agreement, completion of the Project, or the Completion Deadline ("unexpended Grant funds"), must be returned to CJC. Recipient shall return all misexpended Grant funds to CJC immediately unless directed otherwise in writing by CJC. Recipient shall return all unexpended Grant funds CJC within 30 days after the earlier of termination of this Agreement, completion of the Project, or the Completion Deadline.
- E. Financial Records. Recipient will cooperate with CJC to provide all necessary financial information and records to comply with reporting required in Exhibit A. Recipient will keep proper books of account and records on all activities associated with the Grant, including, but not limited to, invoices, cancelled checks, payroll records, instruments, agreements and other supporting financial records documenting the use of the Grant. Recipient will maintain these books of account and records in accordance with generally accepted accounting principles. Recipient will retain these books of account and records until six years after the Completion Deadline or the date that all disputes, if any, arising under this Agreement have been resolved, whichever is later.
- F. Inspection. Recipient shall permit CJC, and any party designated by CJC, the Oregon Secretary of State's Office, and their duly authorized representatives, at any reasonable time, to inspect

and make copies of any accounts, books and records related to the administration of this Agreement. Recipient shall supply any Agreement-related information as CJC may reasonably require, with the exception of materials protected by attorney-client privilege or the attorney work product doctrine. Further, Recipient shall neither supply, nor permit inspection of, (1) any information protected by HIPAA, ORS 192.553, or related regulations or rules, or (2) the personnel files of Recipient's employees, absent appropriate confidentiality protections, including exemption from disclosure under the Public Records Law, ORS ch. 192.

G. Notice of Event of Default. Recipient shall give CJC prompt written notice of any Event of Default, or any circumstance that with notice or the lapse of time, or both, may become an Event of Default, as soon as Recipient becomes aware of its existence or reasonably believes an Event of Default is likely.

H. Recipient Subagreements, Insurance and Procurements.

(1) Subagreements. Recipient may enter into agreements with subcontractors and subrecipients ("Subagreements") for implementation of portions of the Project. Recipient shall notify CJC of each Subagreement and provide CJC with a copy of a Subagreement upon request by CJC. Any material breach of a term or condition of a Subagreement relating to Grant funds provided under this Agreement must be reported by Recipient to CJC within ten (10) days of its discovery.

(2) Subagreement indemnity.

Each Recipient Subagreement shall require each other party to such Subagreement, that is not a unit of local government as defined in ORS 190.003, or a unit of state government as defined in ORS 174.111, to indemnify, defend, save and hold harmless the CJC and its officers, employees and agents from and against any and all claims, actions, liabilities, damages, losses, or expenses, including attorneys' fees, arising from a tort, as now or hereafter defined in ORS 30.260, caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of the other party to the Subagreement or any of such party's officers, agents, employees or contractors ("Claims"). It is the specific intention of the Parties that CJC shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the CJC, be indemnified by the other party to the Subagreement from and against any and all Claims.

Any such indemnification shall also provide that neither the other party to such Subagreement nor any attorney engaged by such party shall defend a Claim in the name of the State of Oregon or an agency of the State of Oregon, nor purport to act as legal representative of the State of Oregon or any of its agencies, without the prior written consent of the Oregon Attorney General. The State may, at any time at its election, assume its own defense and settlement in the event that it determines that the other party to such Subagreement is prohibited from defending State or that such other party is not adequately defending State's interests, or that an important governmental principle is at issue or that it is in the best interests of State to do so. State reserves all rights to pursue claims it may have against the other party to such Subagreement if State elects to assume its own defense.

(3) Insurance.

Recipient shall maintain, or cause to be maintained, insurance policies with responsible insurers or self-insurance programs, insuring against liability and risk of direct physical loss, damage or destruction of the Project, at least to the extent that similar insurance is customarily carried by similar entities engaged in similar activities. Upon request, Recipient shall provide to CJC a Certificate(s) of Insurance required under this Agreement or, as applicable, require each subrecipient to, upon request, provide to CJC a Certificate(s) of Insurance required under this Agreement. Nothing in this provision precludes Recipient from exerting a defense against any party other than CJC, including a defense of immunity.

(4) Procurements.

Recipient shall make purchases of any equipment, materials, or services for the Project under procedures that comply with Oregon law, including all applicable provisions of the Oregon Public Contracting Code, ORS chapters 279A, 279B and 279C.

SECTION 7: DEFAULT

A. Recipient Default. Any of the following constitutes an “Event of Default” of Recipient:

- (1) Misleading Statement. Any materially false or misleading representation is made by Recipient or a person authorized to speak on its behalf, in this Agreement or in any document provided by Recipient related to this Grant.
- (2) Failure to Perform. Recipient fails to perform, observe or discharge any of its covenants, agreements, or obligations under this Agreement, other than those referred to in subsection (1) of this section, and that failure continues for a period of 30 calendar days after written notice specifying such failure is given to Recipient by CJC. CJC may agree in writing to an extension of time if it determines Recipient instituted and has diligently pursued corrective action. Acts or omissions of subgrantees shall not constitute an Event of Default unless ratified or knowingly induced by Recipient.

B. CJC Default. CJC will be in default under this Agreement if it fails to perform, observe or discharge any of its covenants, agreements, or obligations under this Agreement.

SECTION 8: REMEDIES

A. CJC Remedies. Upon the occurrence of an Event of Default, CJC may pursue any remedies available under this Agreement, at law or in equity. Such remedies include, but are not limited to, termination of CJC’s obligations to provide Grant funds or further disbursements, return of all or a portion of the Grant Amount, payment of interest earned on the Grant Amount, and declaration of ineligibility for the receipt of future awards from CJC. If, because of an Event of Default, CJC demands return of all or a portion of the Grant Amount or payment of interest earned on the Grant Amount, Recipient shall pay the amount upon CJC’s demand.

CJC may also recover all or a portion of any amount due from Recipient by deducting that amount from any payment due to Recipient from the State of Oregon under any other contract or agreement, present or future, unless prohibited by state or federal law.

CJC reserves the right to turn over any unpaid debt under this Section 8 to the Oregon Department of Revenue or a collection agency and may publicly report any delinquency or default. These remedies are cumulative and not exclusive of any other remedies provided by law.

- B. Recipient Remedies. In the event of default by CJC, Recipient's sole remedy will be for disbursement of Grant funds for Eligible Costs of the Project, not to exceed the total Grant Amount, less any claims CJC has against Recipient.

SECTION 9: TERMINATION

- A. Mutual Termination. This Agreement may be terminated at any time by mutual written consent of the parties.
- B. Termination by CJC. In addition to terminating this Agreement upon an Event of Default as provided in Section 8, CJC may terminate this Agreement with notice to Recipient under any of the following circumstances:
- (1) If CJC anticipates a shortfall in applicable revenues or CJC fails to receive sufficient funding, appropriations or other expenditure authorizations to allow CJC, in its reasonable discretion, to continue making payments under this Agreement.
 - (2) There is a change in federal or state laws, rules, regulations or guidelines so that the uses of the Grant are no longer eligible for funding.
- C. Termination by Recipient. Recipient may terminate this Agreement with notice to CJC under any of the following circumstances:
- (1) After conferring with CJC, Recipient has determined that the requisite local funding to continue the Project is unavailable to Recipient or Recipient is unable to continue implementation of the Project as a result of circumstances not reasonably anticipated by Recipient at the time it executed this Agreement and that are beyond Recipient's reasonable control.
 - (2) There is a change in federal or state laws, rules, regulations or guidelines so that the uses of the Grant are no longer eligible for funding.

SECTION 10: MISCELLANEOUS

- A. Contribution.
- (1) If any third party makes any claim or brings any action, suit or proceeding alleging a tort as now or hereafter defined in ORS 30.260 ("Third Party Claim") against CJC or Recipient relating to this Agreement or the Project and with respect to which the other Party may have liability, the notified Party must promptly notify the other Party in writing of the Third Party Claim and deliver to the other Party a copy of the claim, process, and all legal pleadings with respect to the Third Party Claim. Each Party is entitled to participate in the defense of a Third Party Claim, and to defend a Third Party Claim with counsel of its own choosing. Receipt by a Party of the notice and copies required in this paragraph and meaningful opportunity for the Party to participate in the investigation, defense and settlement of the Third Party Claim with counsel of its own choosing are conditions precedent to that Party's contribution obligation with respect to the Third Party Claim.

- (2) With respect to a Third Party Claim for which CJC is jointly liable with Recipient (or would be if joined in the Third Party Claim), CJC shall contribute to the amount of expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable by Recipient in such proportion as is appropriate to reflect the relative fault of the CJC on the one hand and of Recipient on the other hand in connection with the events which resulted in such expenses, judgments, fines or settlement amounts, as well as any other relevant equitable considerations. The relative fault of CJC on the one hand and of Recipient on the other hand shall be determined by reference to, among other things, the Parties' relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines or settlement amounts. CJC's contribution amount in any instance is capped to the same extent it would have been capped under Oregon law, including the Oregon Tort Claims Act, ORS 30.260 to 30.300, if CJC had sole liability in the proceeding.
- (3) With respect to a Third Party Claim for which Recipient is jointly liable with CJC (or would be if joined in the Third Party Claim), Recipient shall contribute to the amount of expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable by CJC in such proportion as is appropriate to reflect the relative fault of Recipient on the one hand and of CJC on the other hand in connection with the events which resulted in such expenses, judgments, fines or settlement amounts, as well as any other relevant equitable considerations. The relative fault of Recipient on the one hand and of CJC on the other hand shall be determined by reference to, among other things, the Parties' relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines or settlement amounts. Recipient's contribution amount in any instance is capped to the same extent it would have been capped under Oregon law, including the Oregon Tort Claims Act, ORS 30.260 to 30.300, if it had sole liability in the proceeding.

- B. No Implied Waiver. No failure or delay on the part of CJC to exercise any right, power, or privilege under this Agreement will operate as a waiver thereof, nor will any single or partial exercise of any right, power, or privilege under this Agreement preclude any other or further exercise thereof or the exercise of any other such right, power, or privilege.
- C. Choice of Law; Designation of Forum; Federal Forum. The laws of the State of Oregon (without giving effect to its conflicts of law principles) govern all matters arising out of or relating to this Agreement, including, without limitation, its validity, interpretation, construction, performance, and enforcement.

Any party bringing a legal action or proceeding against any other party arising out of or relating to this Agreement shall bring the legal action or proceeding in the Circuit Court of the State of Oregon for Marion County (unless Oregon law requires that it be brought and conducted in another county). Each party hereby consents to the exclusive jurisdiction of such court, waives any objection to venue, and waives any claim that such forum is an inconvenient forum.

Notwithstanding the prior paragraph, if a claim must be brought in a federal forum, then it must be brought and adjudicated solely and exclusively within the United States District Court for the District of Oregon. This paragraph applies to a claim brought against the State of Oregon only to

the extent Congress has appropriately abrogated the State of Oregon's sovereign immunity and is not consent by the State of Oregon to be sued in federal court. This paragraph is also not a waiver by the State of Oregon of any form of defense or immunity, including but not limited to sovereign immunity and immunity based on the Eleventh Amendment to the Constitution of the United States.

- D. Notices and Communication. Except as otherwise expressly provided in this Agreement, any communication between the parties or notices required or permitted must be given in writing by personal delivery, email, or by mailing the same, postage prepaid, to Recipient or CJC at the addresses listed in Exhibit A, or to such other persons or addresses that either party may subsequently indicate pursuant to this Section.

Any communication or notice by personal delivery will be deemed effective when actually delivered to the addressee. Any communication or notice so addressed and mailed will be deemed to be received and effective five days after mailing. Any communication or notice given by email becomes effective 1) upon the sender's receipt of confirmation generated by the recipient's email system that the notice has been received by the recipient's email system or 2) the recipient's confirmation of receipt, whichever is earlier. Notwithstanding this provision, the following notices may not be given by email: notice of default or notice of termination.

- E. Amendments. This Agreement may not be altered, modified, supplemented, or amended in any manner except by written instrument signed by both parties.
- F. Work Product. To the extent it has the necessary rights, Recipient hereby grants to CJC a non-exclusive, irrevocable, perpetual, royalty-free, license to use, reproduce, prepare derivative works based upon, distribute copies of, perform and display for governmental purposes, all documents, reports and works of authorship created, produced or obtained as part of or in connection with the Project ("Work Product"). Recipient shall deliver copies of Work Product to CJC upon request. In addition, if applicable law requires that CJC own such intellectual property, then Recipient shall execute such further documents and instruments as CJC may reasonably request in order to assign ownership in the intellectual property to CJC.
- G. Independent Contractor. Recipient shall implement the Project as an independent contractor and not as an agent or employee of CJC. Recipient has no right or authority to incur or create any obligation for or legally bind CJC in any way. CJC cannot and will not control the means or manner by which Recipient implements the Project, except as specifically set forth in this Agreement. Recipient is responsible for determining the appropriate means and manner of implementing the Project. Recipient acknowledges and agrees that Recipient is not an "officer", "employee", or "agent" of CJC, as those terms are used in ORS 30.265, and shall not make representations to third parties to the contrary.
- H. Severability. If any provision of this Agreement will be held invalid or unenforceable by any court of competent jurisdiction, such holding will not invalidate or render unenforceable any other provision.
- I. Successors and Assigns. This Agreement will be binding upon and inure to the benefit of CJC, Recipient, and their respective successors and assigns, except that Recipient may not assign or transfer its rights, obligations or any interest without the prior written consent of CJC.
- J. Counterparts. This Agreement may be signed in several counterparts, each of which is an original and all of which constitute one and the same instrument.

- K. Integration. This Agreement (including all exhibits, schedules or attachments) constitutes the entire agreement between the parties on the subject matter. There are no unspecified understandings, agreements or representations, oral or written, regarding this Agreement.
- L. No Third-Party Beneficiaries. CJC and Recipient are the only parties to this Agreement and are the only parties entitled to enforce the terms of this Agreement. Nothing in this Agreement gives or provides, or is intended to give or provide, to third persons any benefit or right not held by or made generally available to the public, whether directly, indirectly or otherwise, unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of the terms of this Agreement. Notwithstanding the foregoing, CJC acknowledges, agrees, and intends that Recipient will expend the Grant consistent with the Project.
- M. Survival. The following provisions, including this one, survive expiration or termination of this Agreement: Sections 6.D through 6.F, 7, 8, 10.A, 10.C, 10.D, and 10.O.
- N. Time is of the Essence. The parties agree that time is of the essence under this Agreement.
- O. Public Records. CJC's obligations under this Agreement are subject to the Oregon Public Records Laws.

The signatures of the parties follow on the next page.

Recipient, by its signature below, acknowledges that it has read this Agreement, understands it, and agrees to be bound by its terms and conditions.



STATE OF OREGON
acting by and through its
Criminal Justice Commission

DESCHUTES COUNTY

By: Ryan Keck
Ryan Keck, Interim Executive Director

By: _____
Phil Chang, Chair, Board of County Commissioners

Date: 4/2/2026

Date: _____

Approved as to Legal Sufficiency in accordance with ORS 291.047:

Approved by email dated 3/24/26
Nina Englander, Senior Assistant Attorney General

EXHIBIT A:
CONTACT INFORMATION, PROJECT DESCRIPTION AND REPORTING REQUIREMENTS

Contact Information:

CJC

State of Oregon, acting by and through
 its Criminal Justice Commission

Grant Administrator: Kaysea Beck

Telephone: (503) 602-0640

Email: kaysea.beck@cjc.oregon.gov

Recipient

Deschutes County
 2577 NE Courtney Dr
 Bend, OR 97701

Contact: Nicole Keith

Telephone: (541) 617-4782

Email: nicole.keith@deschutes.org

Project Description:

Pursuant to Senate Bill 973 (2019), the purpose of the Improving People’s Access to Community-based Treatment, Supports, and Services (IMPACTS) grant program is to address the shortage of comprehensive community supports and services for individuals with mental health or substance use disorders, leading to their involvement with the criminal justice system, hospitalizations and institutional placements.

The goal of CJC’s IMPACTS grant program is to reduce the number of jail bookings and/or emergency department hospitalizations for the target population in favor of diversion to coordinated community-based treatment, supports, and services.

Recipient shall use Grant funds to establish or maintain evidence-based programs to support work toward the goals stated above. Specifically, Recipient shall use Grant funds to continue operation of program that utilizes collaborative efforts between Deschutes County, Deschutes County Behavioral Health, Confederated Tribes of Warm Springs and local law enforcement partners to provide community support and stabilization services. Programming aims to assist clients to efficiently reduce jail bookings, reduce law enforcement contacts and reduce ED admissions.

Project Period:

Start Date: July 1, 2025

End Date: August 31, 2027

Reporting Requirements:

Schedule

Recipient must submit to CJC quarterly expenditure reports, beginning July 25, 2026, until the earlier of the thirty (30) days after Grant funds are fully expended or thirty (30) days after the Completion Deadline.

Recipient must submit to CJC quarterly progress reports beginning July 25, 2026, until the earlier of thirty (30) days after Grant funds are fully expended or thirty (30) days after the Completion Deadline.

Recipient must submit to CJC's research partners data reports on a monthly, rolling basis, beginning July 1, 2025, until the earlier of thirty (30) days after Grant funds are fully expended or thirty (30) days after the Completion Deadline.

Recipient must receive prior approval from CJC to submit any required report after its due date.

Report Contents

Required reports must be submitted through CJC's grant administration system and the Research Electronic Data Capture (REDCap) data collection portal, respectively, and contain all the requested information.

1. CJC Quarterly Expenditure Report (<https://cjc-grants.smapply.io>)
 - a. Grant Funds spent during the prior calendar quarter, with brief description; and
 - b. Any quarterly information on the Project as CJC may reasonably request.

2. CJC Semi-Annual Progress Report (<https://cjc-grants.smapply.io>)
 - a. In a narrative fashion, Recipient's progress in meeting the Project's objectives during the six-month period preceding the report date, and remedial actions necessary if those objectives have not been met in any respect.

3. REDCap Monthly Data Report
 - a. Deidentified data on program participants enrolled, engaged, or served during the prior calendar month; and
 - b. Any monthly information on the Project as CJC may reasonably request.



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: April 22, 2026

SUBJECT: Approval of second amendment to a restrictive covenant encumbering a parcel consisting of +/- 39.31-acres known as Map and Tax Lot 151310A001900 and commonly known as Northpoint Vista in Redmond

RECOMMENDED MOTION:

Move approval of Document No. 2026-0290, a Second Amendment to a Restrictive Covenant (2024-344) encumbering a parcel consisting of +/- 39.31-acres known as Map and Tax Lot 151310A001900, and commonly known as Northpoint Vista in Redmond.

BACKGROUND AND POLICY IMPLICATIONS:

In May 2024, Deschutes County donated +/- 39.31-acres known as Map and Tax Lot 151310A001900 and commonly known as Northpoint Vista to the City of Redmond. The purpose of the donation was to support the development of affordable, workforce and market housing.

The original Restrictive Covenant(Deschutes County Document No. 2024-344) , recorded at the time of conveyance, included reversionary language so if the Grantee (City or subsequent owners and developers) fails to demonstrate substantial initiation of the Affordable Housing Pilot Project within seven (7) years from the time the Land Donation Agreement known as Deschutes County Document N. 2019-847 was executed on December 18, 2019, Grantor (County) may at its election, exercise the Right of Reversion wherein ownership of the Property will revert to Grantor (County). "Substantial initiation" means infrastructure expenditures of at least One Millon (\$1,000,000) dollars.

The City of Redmond has met the infrastructure expenditure requirement as shown by the attached Exhibit A and is respectfully requesting the County amend the Restrictive Covenant to confirm the Right of Reversion has not been exercised and that the City has satisfied the "substantial initiation" requirement and remains in good standing under the Restrictive Covenant. In essence, the Second Amendment to the Restrictive Covenant will waive the County's Right of Reversion specific to "substantial initiation". All other terms of the Restrictive Covenant will remain in effect.

Amending the Restrictive Covenant to remove the Right of Reversion specific to “substantial initiation” will help developers in the lending process associated with the development of Northpoint Vista.

BUDGET IMPACTS:

None

ATTENDANCE:

Kristie Bollinger – Deschutes County Property Management
Linda Cline – Housing Program Analyst, City of Redmond

REVIEWED

LEGAL COUNSEL



For Recording Stamp Only

After Recording, Return To:
Deschutes County Property Management
PO Box 6005
Bend, OR 97708

**SECOND AMENDMENT to
RESTRICTIVE COVENANT (Deschutes County Document No. 2024-344)**

THIS SECOND AMENDMENT (“Amendment”) is made as of the date of the signature affixed hereto “Effective Date” by Deschutes County, a political subdivision of the State of Oregon (“County”).

This Amendment amends that certain Restrictive Covenant (“Covenant”) known as Deschutes County Document No. 2024-13398 dated May 30, 2024.

This Amendment will be recorded in the Official Records of Deschutes County, Oregon in accordance with the terms of the Covenant for Fifty (50) years beginning from the conveyance of the Property from the County (“Grantor”) to the City of Redmond, an Oregon municipal corporation (“Grantee”) through the Bargain and Sale Deed recorded in the Official Records of Deschutes County, Oregon No. 2024-13474 dated May 30, 2024 ("Affordability Period").

Whereas, the Grantee has demonstrated to the Grantor substantial initiation of the Affordable Housing Pilot Project through infrastructure expenditures in excess of One Million (\$1,000,000.00) dollars within the allotted time frame, the Elective Right of Reversion found in Sections 4 and 5 of the Covenant is discharged.

All other Terms of the Covenant remain the same.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS THEREOF, this Covenant was executed as of the date first written above.

DATED this ___ day of _____, 2026

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

PHIL CHANG, Chair

ATTEST:

ANTHONY DEBONE, Vice-Chair

Recording Secretary

PATTI ADAIR, Commissioner

DRAFT



CITY OF REDMOND
Community Development Department

411 SW 9th Street
Redmond, OR 97756
Ph: (541) 923-7721
www.redmondoregon.gov

March 25, 2026

Deschutes County
Attn: Kristie Bollinger
14 NW Kearney Ave
Bend, OR 97703

Dear Ms. Bollinger,

The City of Redmond (City) is pleased to inform Deschutes County of the substantial infrastructure construction related to the Affordable Housing Pilot Project known as Northpoint Vista.

As outlined in the Land Donation Agreement (Deschutes County Document No. 2019-847) and Restrictive Covenant (Deschutes County Document No. 2024-13398), the County can elect to exercise a Right of Revision if the City does not demonstrate infrastructure expenditures of at least \$1,000,000 within seven years of the land donation.

Attached Exhibit A shows a significant outlay of funds by the City to Taylor Northwest, the infrastructure contractor at Northpoint Vista. At this time, the City is requesting a formal letter or other documentation from Deschutes County, asserting that the City has satisfied the substantial initiation requirement through infrastructure expenditures of at least \$1,000,000, confirming the Right of Reversion has not been set off and that the City remains in good standing under the agreement

Questions regarding this request may be directed to Linda Cline, Housing Program Analyst, linda.cline@redmondoregon.gov.

Sincerely,

Linda Cline, Housing Program Analyst

EXHIBIT A

Application and Certificate For Payment

Pa 04/22/2026 Item #2.

To Owner: CITY OF REDMOND 411 SW 9TH STREET REDMOND, OR 97756	Project: NORTHPOINT VISTA INFRA KINGWOOD AVE REDMOND, OR 97756	Application No: 9 Date: 02/28/2026 Period To: 02/28/26 Architect's Project No: Contract Date: Invoice No: 27130
From (Contractor): TAYLOR NORTHWEST, LLC 18500 BULL SPRINGS RD BEND, OR 97703	Contractor Job Number: 1697 Via (Architect):	Contract No: 2025-49
Phone: 541 382-7887	Contract For:	Project No: ND-2001

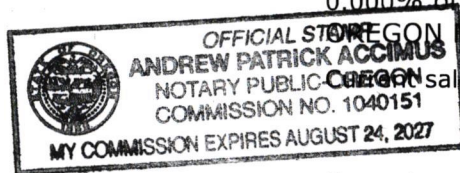
Contractor's Application For Payment

Change Order Summary	Additions	Deductions				
Change orders approved in previous months by owner	140,418.15					
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:60%;">Number</th> <th style="width:40%;">Date Approved</th> </tr> </thead> <tbody> <tr> <td>Change orders approved this month</td> <td></td> </tr> </tbody> </table>	Number	Date Approved	Change orders approved this month			
Number	Date Approved					
Change orders approved this month						
Totals						
Net change by change orders	140,418.15					

Original contract sum	4,262,715.46
Net change by change orders	140,418.15
Contract sum to date	4,403,133.61
Total completed and stored to date	3,271,173.15
Retainage	
5.0% of completed work	163,558.66
0.0% of stored material	0.00
Total retainage	163,558.66
Total earned less retainage	3,107,614.49
Less previous certificates of payment	2,853,011.36
0.000% of taxable amount	0.00
OREGON NO A/R NO A/P TAX	0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor: _____
 By: Matty Johnson Date: 03/09/2026
 State of: Oregon County of: Deschutes
 Subscribed and sworn to before me this 9 day of March, 2026 (year). Notary public: Andrew Accimus
 My commission expires August 24, 2027



Current payment due	254,603.13
Balance to finish, including retainage	1,295,519.12

Architect's Certificate for Payment

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

Amount Certified: \$ _____

Architect: _____
 By: _____ Date: _____

This Certification is not negotiable. The Amount Certified is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: April 22, 2026

SUBJECT: Approval of Document No. 2026-0300, a Notice of Intent to Award a contract for janitorial services for the Deschutes County Sheriff's Office

RECOMMENDED MOTION:

Move approval of a Notice of Intent to Award a contract for janitorial services to Central Oregon Commercial Cleaning, and authorize staff to proceed with final contract negotiations and contract execution consistent with County procurement requirements.

BACKGROUND AND POLICY IMPLICATIONS:

The Sheriff's Office initiated an RFP process to secure qualified janitorial services necessary to maintain a clean, safe, and professional environment within Sheriff's Office facilities. The solicitation process was conducted in accordance with applicable County procurement requirements. Proposals were received, reviewed, and evaluated based on the criteria established in the RFP, including vendor qualifications, experience, service approach, responsiveness, and overall value to the Sheriff's Office.

BUDGET IMPACTS:

The total annual quoted amount for this contract is \$146,703.45, which is built into the FY27 DCSO budget.

ATTENDANCE:

Jeff Price
Liz Lopez



BOARD OF COMMISSIONERS

April 22, 2026

Sent via email

RE: Project – Contract for Deschutes County Sheriff’s Office Janitorial Services

NOTICE OF INTENT TO AWARD CONTRACT

On April 22nd, the Board of County Commissioners of Deschutes County, Oregon, considered proposals for the above-referenced project. The Board of County Commissioners determined that the contract shall be awarded to Central Oregon Commercial Cleaning for the Deschutes County Sheriff’s Office Janitorial Services with an annual bid of One hundred forty-six thousand, seven hundred three dollars and forty-five cents (\$146,703.45).

This Notice of Intent to Award Contract is issued pursuant to Oregon Revised Statute (ORS) 279B.135 for contracts other than public improvements. Any entity which believes that they are adversely affected or aggrieved by the intended award of contract set forth in this Notice may submit a written protest within seven (7) calendar days after the issuance of this Notice of Intent to Award Contract to the Board of County Commissioners of Deschutes County, Oregon, at Deschutes Services Building, 1300 NW Wall Street, Bend, Oregon 97703. **The seven (7) calendar day protest period will expire at 5:00 PM on Wednesday April 29th, 2026.**

Any protest must be in writing and specify any grounds upon which the protest is based. Please refer to Oregon Administrative Rules (OAR) 137-047-0740 for contracts other than construction. If a protest is filed within the protest period, a hearing will be held at a regularly scheduled business meeting of the Board of County Commissioners of Deschutes County Oregon, acting as the Contract Review Board, in the Deschutes Services Building, 1300 NW Wall Street, Bend, Oregon 97703 within two (2) weeks of the end of the protest period.

If no protest is filed within the protest period, this Notice of Intent to Award Contract becomes an Award of Contract without further action by the County unless the Board of County Commissioners, for good cause, rescinds this Notice before the expiration of the protest period.

If you have any questions regarding this Notice of Intent to Award Contract, or the procedures under which the County is proceeding, please contact Deschutes County Legal Counsel, David Doyle: telephone (541) 388-6625; fax (541) 383-0496; or email to david.doyle@deschutes.org.

Be advised that if no protest is received within the stated time period, the County is authorized to process the contract administratively.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
DESCHUTES COUNTY, OREGON

Phil Chang, Chair

- cc: Allied Universal Facility Solutions
- America Cleaning Solutions
- Central Oregon Commercial Cleaning
- Eco Brite Services
- Top Choice Commercial Cleaning



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: April 22, 2026

SUBJECT: Second reading of Ordinance No. 2026-010 amending sections 1.01.090, 12.04.040, and 12.08.040 of the Deschutes County Code (DCC) regarding codification and revisions to DCC

RECOMMENDED ACTIONS:

- 1. Move approval of second reading of Ordinance No. 2026-010 by title only.
2. Move adoption of Ordinance No. 2026-010.

BACKGROUND AND POLICY IMPLICATIONS:

Deschutes County Legal Counsel is charged with maintaining the Deschutes County Code. Included in that responsibility is ensuring consistent codification processes. The primary section specific to codification is DCC 1.01.090. For consistency, DCC 12.04.040 and DCC 12.08.040 are being amended to reference both DCC 1.01.090 and ORS 173.160.

BUDGET IMPACTS:

None

ATTENDANCE:

Legal

REVIEWED
LEGAL COUNSEL

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

An Ordinance Amending Title 1, General Provisions, *
and Title 12, Roads, Sidewalks and Public Places, of * ORDINANCE NO. 2026-010
the Deschutes County Code to Further Clarify *
Current County Counsel Codification Practices.

WHEREAS, the Deschutes County Counsel desires to make existing authority in the Deschutes County Code regarding Counsel’s codification procedures for Code text amendments consistent throughout the Code; and

WHEREAS, these proposed changes will bring consistency to existing codification and editorial revision provisions in Title 1 and Title 12; and

WHEREAS, the Board of County Commissioners considered this matter at a duly noticed public hearing on April 8, 2026, and concluded the proposed changes are consistent with current County Counsel practice and existing authority in the Code; now therefore,

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, ORDAINS as follows:

Section 1. AMENDMENT. DCC 1.01.090 is amended to read as described in Exhibit “A,” attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 2. AMENDMENT. DCC 12.04.040 is hereby amended to read as described in Exhibit “B,” attached hereto and by this reference incorporated herein.

Section 3. AMENDMENT. DCC 12.08.040 is hereby amended to read as described in Exhibit “C” attached hereto and by this reference incorporated herein.

Section 4. ADOPTION. This Ordinance takes effect 90 days after second reading.

///
///

Dated this ____ of April, 2026

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

PHIL CHANG, Chair

ANTHONY DeBONE, Vice Chair

ATTEST:

Recording Secretary

PATTI ADAIR, Commissioner

Date of 1st Reading: _____.

Date of 2nd Reading: _____.

Commissioner	Record of Adoption Vote			
	Yes	No	Abstained	Excused
Patti Adair				
Phil Chang				
Anthony DeBone				

Effective date: _____.

Exhibit A

1.01.090 Codification

- 1. County Legal shall have the authority to codify adopted ordinances in a manner that will integrate them into the County Code consistent with the prescribed form and style for ordinance codification.
- 2. The codification may include format changes, changes in code numbering systems and cross-referencing systems and other, similar non-substantive changes *as the legislative counsel is authorized to perform regarding acts of the Legislature, pursuant to ORS 173.160.*
- 3. As part of codification process, County Legal may insert appropriate legislative history references.
- 4. Legislative history references are included for administrative convenience and not as part of the substance of the ordinance or code.
- 5. The text of this code or any adopting ordinance may be corrected by County Legal to cure editorial and clerical errors.
- 6. Codification changes authorized under this section are intended to be non-substantive in nature and may be made without action of the Board.

HISTORY

- Adopted by Ord. 93-010 §1 on 3/31/1993*
- Amended by Ord. 97-056 §1 on 7/9/1997*
- Amended by Ord. 98-065 §1 on 9/30/1998*
- Amended by Ord. 2007-030 §1 on 10/31/2007*
- Amended by Ord. 2020-005 §1 on 1/1/2021*
- [Amended by Ord. 2026-010 §1 on 7/25/2026](#)*

Exhibit B

12.04.040 Editorial Revision

The County Legal Counsel may at any time direct such changes regarding currently maintained copies of DCC 12 and amendments as the legislative counsel is authorized to perform regarding acts of the Legislature, pursuant to ORS 173.160; ~~provided, that such editorial revision be directed by written memorandum filed with the County Clerk, but subject to disapproval by the Board at its next regular meeting thereafter and as allowed in DCC 1.01.090.~~

HISTORY

Adopted by Ord. 203-7 §1.060 on 2/4/1976

Amended by Ord. 2011-026 §1 on 1/30/2012

Amended by Ord. 2026-010 §2 on 7/25/2026

Exhibit C

12.08.040 Editorial Revision

The County Legal Counsel may at any time direct such changes regarding currently maintained copies of DCC 12 and amendments as the legislative counsel is authorized to perform regarding acts of the Legislature, pursuant to ORS 173.160; ~~provided, that such editorial revision be directed by written memorandum filed with the County Clerk, but subject to disapproval by the Board at its next regular meeting thereafter and as allowed in DCC 1.01.090.~~

HISTORY

- Adopted by Ord. 203-7 §5.540 on 2/4/1976*
- Amended by Ord. 2011-026 §2 on 1/30/2012*
- Repealed & Replaced by Ord. 2025-012 §1 on 6/25/2025*
- [Amended by Ord. 2026-010 §3 on 7/25/2026](#)*



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: April 22, 2026

SUBJECT: Second Reading of Ordinance 2026-006: 2026 Housekeeping Text Amendments

RECOMMENDED MOTIONS:

- 1. Move approval of second reading of Ordinance 2026-006 by title only.
2. Move adoption of Ordinance 2026-006.

BACKGROUND AND POLICY IMPLICATIONS:

The Planning Division regularly amends Deschutes County Code (DCC) and the Comprehensive Plan to correct minor errors identified by staff, other County departments, and the public. This process, commonly referred to as Housekeeping, also incorporates updates from rulemaking at the state level through amendments to Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR), and allows for less substantive code changes to continue efficient County operations.

Following a public hearing on April 8, 2026, the Board closed the open record period and commenced deliberations that same day. The Board voted unanimously to approve the proposed amendments and held first reading of the ordinance following deliberations.

BUDGET IMPACTS:

None

ATTENDANCE:

- Kyle Collins, Senior Planner
Will Groves, Planning Manager
Nicole Mardell, Principal Planner



MEMORANDUM

TO: Deschutes County Board of Commissioners

FROM: Kyle Collins, Senior Planner
Will Groves, Planning Manager
Nicole Mardell, Principal Planner

DATE: April 13, 2026

SUBJECT: Second Reading of Ordinance 2026-006: 2026 Housekeeping Text Amendments

The Board of County Commissioners (Board) will consider a second reading of Ordinance 2026-006 on April 22, 2026 related to 2026 Housekeeping Amendments to the Deschutes County Code (DCC). The second reading of the Ordinance follows the conclusion of Board deliberations and the Board’s first reading on April 8, 2026.

All record materials can be found on the project website: bit.ly/00007TA

I. BACKGROUND

The Planning Division regularly amends Deschutes County Code (DCC) and the Comprehensive Plan to correct minor errors identified by staff, other County departments, and the public. This process, commonly referred to as Housekeeping, also incorporates updates from rulemaking at the state level through amendments to Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR), and allows for less substantive code changes to continue efficient County operations.

The last time Deschutes County adopted housekeeping amendments occurred in October 2024¹

II. OVERVIEW OF AMENDMENTS

As summarized in the attached ordinance and exhibits, the proposed text amendments will affect the following chapters of the Deschutes County Code:

¹ Ordinances 2024-008.

Title 18, County Zoning

- Chapter 18.16. EXCLUSIVE FARM USE ZONES
- Chapter 18.32. MULTIPLE USE AGRICULTURAL ZONE; MUA
- Chapter 18.60. RURAL RESIDENTIAL ZONE; RR-10
- Chapter 18.65. RURAL SERVICE CENTER; UNINCOPORATED COMMUNITY ZONE
- Chapter 18.66. TERREBONNE RURAL COMMUNITY ZONING DISTRICTS
- Chapter 18.67. TUMALO RURAL COMMUNITY ZONING DISTRICTS
- Chapter 18.74. RURAL COMMERCIAL ZONE
- Chapter 18.108. URBAN UNINCORPORATED COMMUNITY ZONE; SUNRIVER
- Chapter 18.110. RESORT COMMUNITY ZONE
- Chapter 18.116. SUPPLEMENTARY PROVISIONS
- Chapter 18.128. CONDITIONAL USE

Title 19, Bend Urban Growth Boundary Zoning Ordinance

- Chapter 19.04. TITLE, COMPLIANCE, APPLICABILITY AND DEFINITIONS
- Chapter 19.12. URBAN AREA RESERVE ZONE UAR-10
- Chapter 19.20. SUBURBAN LOW DENSITY RESIDENTIAL ZONE; SR 2 ½
- Chapter 19.22. WESTSIDE TRANSECT ZONE; WTZ
- Chapter 19.28. URBAN STANDARD RESIDENTIAL ZONE; RS
- Chapter 19.80. OFF-STREET PARKING AND LOADING
- Chapter 19.88. PROVISIONS APPLYING TO SPECIAL USE STANDARDS
- Chapter 19.92. INTERPRETATIONS AND EXCEPTIONS
- Chapter 19.116. AMENDMENTS, APPEALS AND PROCEDURES

III. HEARING PROCESS

The Planning Commission (Commission) held a public hearing concerning the proposed amendments on February 12th, 2026.² Following the hearing, the Commission closed both the oral and written records, and held deliberations that same day. The Commission unanimously (7-0) recommended approval of the proposed amendments.

Following a public hearing on April 8, 2026³, the Board closed the open record period and commenced deliberations that same day. The Board voted unanimously (2-0, Commissioner Adair was not in attendance) to approve the proposed amendments and held first reading of the Ordinance following deliberations.

IV. SECOND READING

The Board is scheduled to conduct the second reading of Ordinance 2026-006 on April 22, 2026, fourteen (14) days following the first reading.

² See Deschutes County Planning Commission February 12th, 2026 Agenda for more information: <https://www.deschutes.org/bc-pc/page/planning-commission-77>

³ See Board of County Commissioners April 8th, 2026 Agenda for more information: <https://www.deschutes.org/bcc/page/board-county-commissioners-meeting-293>

Attachments:

- 1) Ordinance 2026-006: Staff Report & Text Amendments

REVIEWED
LEGAL COUNSEL

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

An Ordinance Amending Deschutes County Code *
Title 18, Zoning Ordinance, and Title 19, Bend *
Urban Area Zoning Ordinance, to Incorporate *
Changes to State and Federal Law, and Provide *
Clarification of Existing Regulations, Procedures, *
and Policies. *
ORDINANCE NO. 2026-006

WHEREAS, the Deschutes County Community Development Department (CDD) initiated amendments (Planning Division File No. 247-26-000007-TA) to the Deschutes County Code (“DCC”), Chapter 18.16 – Exclusive Farm Use Zones, Chapter 18.32 – Multiple Use Agricultural Zone, Chapter 18.60 – Rural Residential Zone, Chapter 18.65 – Rural Service Center Unincorporated Community Zone, Chapter 18.66 – Terrebonne Rural Community Zoning Districts, Chapter 18.67 – Tumalo Rural Community Zoning Districts, Chapter 18.74 – Rural Commercial Zone, Chapter 18.108 – Urban Unincorporated Community Zone-Sunriver, Chapter 18.110 – Resort Community Zone, Chapter 18.116 – Supplementary Provisions, Chapter 18.128 – Conditional Use, Chapter 19.04 – Title, Compliance, Applicability and Definitions, Chapter 19.12 – Urban Area Reserve Zone, Chapter 19.20 – Suburban Low Density Residential Zone, Chapter 19.22 – Westside Transect Zone, Chapter 19.28 – Urban Standard Residential Zone, Chapter 19.80 – Off-Street Parking And Loading, Chapter 19.88 – Provisions Applying To Special Use Standards, Chapter 19.92 – Interpretations And Exceptions, Chapter 19.116 – Amendments, Appeals, And Procedures; and

WHEREAS, the Deschutes County Planning Commission reviewed the proposed changes on February 12, 2026 and forwarded to the Deschutes County Board of County Commissioners (“Board”) a 7-0 recommendation of approval; and

WHEREAS, the Board considered this matter after a duly noticed public hearing on April 8, 2026 and concluded that the public will benefit from the proposed changes to the Deschutes County Code Titles 18 and 19; now, therefore,

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, ORDAINS as follows:

Section 1. AMENDMENT. Deschutes County Code Chapter 18.16, Exclusive Farm Use Zones, is amended to read as described in Exhibit “A”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 2. AMENDMENT. Deschutes County Code Chapter 18.32, Multiple Use Agricultural Zone, is amended to read as described in Exhibit “B”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 3. AMENDMENT. Deschutes County Code Chapter 18.60, Rural Residential Zone, is amended to read as described in Exhibit “C”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 4. AMENDMENT. Deschutes County Code Chapter 18.65, Rural Service Center Unincorporated Community Zone, is amended to read as described in Exhibit “D”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 5. AMENDMENT. Deschutes County Code Chapter 18.66, Terrebonne Rural Community Zoning Districts, is amended to read as described in Exhibit “E”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 6. AMENDMENT. Deschutes County Code Chapter 18.67, Tumalo Rural Community Zoning Districts, is amended to read as described in Exhibit “F”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 7. AMENDMENT. Deschutes County Code Chapter 18.74, Rural Commercial Zone, is amended to read as described in Exhibit “G”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 8. AMENDMENT. Deschutes County Code Chapter 18.108, Urban Unincorporated Community Zone-Sunriver, is amended to read as described in Exhibit “H”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 9. AMENDMENT. Deschutes County Code Chapter 18.110, Resort Community Zone, is amended to read as described in Exhibit “I”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 10. AMENDMENT. Deschutes County Code Chapter 18.116, Supplementary Provisions, is amended to read as described in Exhibit “J”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 11. AMENDMENT. Deschutes County Code Chapter 18.128, Conditional Use, is amended to read as described in Exhibit “K”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 12. AMENDMENT. Deschutes County Code Chapter 19.04, Title, Compliance, Applicability and Definitions, is amended to read as described in Exhibit “L”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 13. AMENDMENT. Deschutes County Code Chapter 19.12, Urban Area Reserve Zone, is amended to read as described in Exhibit “M”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 14. AMENDMENT. Deschutes County Code Chapter 19.20, Suburban Low Density Residential Zone, is amended to read as described in Exhibit “N”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 15. AMENDMENT. Deschutes County Code Chapter 19.22, Westside Transect Zone, is amended to read as described in Exhibit “O”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 16. AMENDMENT. Deschutes County Code Chapter 19.28, Urban Standard Residential Zone, is amended to read as described in Exhibit “P”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 17. AMENDMENT. Deschutes County Code Chapter 19.80, Off-Street Parking And Loading, is amended to read as described in Exhibit “Q”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 18. AMENDMENT. Deschutes County Code Chapter 19.88, Provisions Applying To Special Use Standards, is amended to read as described in Exhibit “R”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 19. AMENDMENT. Deschutes County Code Chapter 19.92, Interpretations And Exceptions, is amended to read as described in Exhibit “S”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 20. AMENDMENT. Deschutes County Code Chapter 19.116, Amendments, Appeals, And Procedures, is amended to read as described in Exhibit “T”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 21. FINDINGS. The Board adopts as its findings Exhibit “U”, attached and incorporated by reference herein.

Dated this _____ of _____, 2026

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

PHILIP CHANG, Chair

ANTHONY DEBONE, Vice Chair

ATTEST:

Recording Secretary

PATTI ADAIR, Commissioner

Date of 1st Reading: _____ day of _____, 2026.

Date of 2nd Reading: _____ day of _____, 2026.

Record of Adoption Vote:

Commissioner	Yes	No	Abstained	Excused
Philip Chang	—	—	—	—
Anthony DeBone	—	—	—	—
Patti Adair	—	—	—	—

Effective date: ____ day of _____, 2026.

CHAPTER 18.16 EXCLUSIVE FARM USE ZONES

- [18.16.010 Purpose](#)
- [18.16.020 Uses Permitted Outright](#)
- [18.16.023 Lawfully Established Dwelling Replacement](#)
- [18.16.025 Uses Permitted Subject To The Special Provisions Under DCC Section 18.16.038 Or DCC Section 18.16.042 And A Review Under DCC Chapter 18.124 Where Applicable](#)
- [18.16.030 Conditional Uses Permitted; High Value And Non-High Value Farmland](#)
- [18.16.031 Conditional Uses On Non-High Value Farmland Only](#)
- [18.16.033 Conditional Uses On High Value Farmland Only](#)
- [18.16.035 Destination Resorts](#)
- [18.16.037 Guest Ranch](#)
- [18.16.038 Special Conditions For Certain Uses Listed Under DCC 18.16.025](#)
- [18.16.040 Limitations On Conditional Uses](#)
- [18.16.042 Agri-Tourism And Other Commercial Events Or Activities Limited Use Permit](#)
- [18.16.043 Single Permit](#)
- [18.16.050 Standards For Dwellings In The EFU Zones](#)
- [18.16.055 Land Divisions](#)
- [18.16.060 Dimensional Standards](#)
- [18.16.065 Subzones](#)
- [18.16.067 Farm Management Plans](#)
- [18.16.070 Setbacks](#)
- [18.16.080 Ordinary High Water Mark Setbacks](#)
- [18.16.090 Rimrock Setback](#)

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18.16.030 Conditional Uses Permitted; High Value And Non-High Value Farmland

The following uses may be allowed in the Exclusive Farm Use zones on either high value farmland or non-high value farmland subject to applicable provisions of the Comprehensive Plan, DCC 18.16.040 and 18.16.050, and other applicable sections of DCC Title 18.

- A. Nonfarm dwelling.
- B. Lot of record dwelling.
- ~~C. Subject to the standards of ORS 215.296, residential home in existing dwellings.~~
- ~~D.C.~~ A hardship dwelling, as described in DCC 18.16.050(H).

E.D. Commercial activities that are in conjunction with farm use, but not including the processing of farm crops as described in DCC 18.16.025.

F.E. Operations conducted for: Mining and processing of geothermal resources as defined by ORS 522.005, and Mining and processing of natural gas or oil as defined by ORS 520.005, not otherwise permitted under DCC 18.16.020.

G.F. Expansion of an existing private park, playground, hunting and fishing preserve and campground on the same tract as the existing use.

H.G. Public park and playground consistent with the provisions of ORS 195.120, and including only the uses specified under OAR 660-034-0035 or 660-034-0040, whichever is applicable.

I.H. Community centers owned by a governmental agency or a nonprofit organization and operated primarily by and for residents of the local rural community.

1. A community center authorized under this section may provide services to veterans, including but not limited to emergency and transitional shelter, preparation and service of meals, vocational and educational counseling and referral to local, state or federal agencies providing medical, mental health, disability income replacement and substance abuse services, only in a facility that is in existence on January 1, 2006.
2. The services may not include direct delivery of medical, mental health, disability income replacement or substance abuse services.

J.I. Transmission towers over 200 feet in height.

K.J. Commercial utility facility, including a hydroelectric facility (in accordance with DCC 18.116.130 and 18.128.260, and OAR 660-033-0130), for the purpose of generating power for public use by sale, not including wind power generation facilities.

L.K. Personal use airport for airplanes and helicopter pads, including associated hangar, maintenance and service facilities. A personal use airport as used in DCC 18.16.030 means an airstrip restricted, except for aircraft emergencies, to use by the owner, and, on an infrequent and occasional basis, by invited guests, and by commercial aviation activities in connection with agricultural operations.

M.L. Home Occupation, subject to DCC 18.116.280.

1. The home occupation shall:

- a. be operated substantially in the dwelling or other buildings normally associated with uses permitted in the EFU zone;
 - b. be operated by a resident or employee of a resident of the property on which the business is located; and
 - c. employ on the site no more than five full-time or part-time persons.
2. The home occupation shall not unreasonably interfere with other uses permitted in the EFU zone.

N.M. A facility for the primary processing of forest products, provided that such facility is found to not seriously interfere with accepted farming practices and is compatible with farm uses described in ORS 213.203(2).

- 1. The primary processing of a forest product, as used in DCC 18.16.030, means the use of a portable chipper or stud mill or other similar methods of initial treatment of a forest product in order to enable its shipment to market.
- 2. Forest products, as used in DCC 18.16.030, means timber grown upon a lot or parcel of land or contiguous land where the primary processing facility is located.

O.N. Construction of additional passing and travel lanes requiring the acquisition of right of way, but not resulting in the creation of new land lots or parcels.

P.O. Reconstruction or modification of public roads and highways involving the removal or displacement of buildings, but not resulting in the creation of new land lots or parcels.

Q.P. Improvement of public road and highway-related facilities such as maintenance yards, weigh stations, and rest areas, where additional property or right of way is required, but not resulting in the creation of new land lots or parcels.

R.Q. The propagation, cultivation, maintenance and harvesting of aquatic species that are not under the jurisdiction of the State Fish and Wildlife Commission or insect species.

- 1. Insect species shall not include any species under quarantine by the State Department of Agriculture or the United States Department of Agriculture.
- 2. The county shall provide notice of all applications under this section to the State Department of Agriculture.

3. Notice shall be provided in accordance with DCC Title 22, but shall be mailed at least 20 calendar days prior to any administrative decision or initial public hearing on the application.

~~S.R.~~ Room and board arrangements for a maximum of five unrelated persons in an existing residence. If approved, this use is subject to the recording of the statement listed in DCC 18.16.020(J)(1).

~~T.S.~~ Fill or removal within the bed and banks of a stream or river or in a wetland.

~~U.T.~~ Roads, highways and other transportation facilities, and improvements not otherwise allowed under DCC 18.16, if an exception to Goal 3, Agricultural Lands, and to any other applicable goal is first granted under state law. Transportation uses and improvements may be authorized under conditions and standards as set forth in OAR 660-012-0035 and 660-012-0065.

~~V.U.~~ Surface mining of mineral and aggregate resources in conjunction with the operation and maintenance of irrigation systems operated by an Irrigation District, including the excavation and mining for facilities, ponds, reservoirs, and the off-site use, storage, and sale of excavated material.

~~W.V.~~ A living history museum.

~~X.W.~~ Operations for the extraction and bottling of water.

~~Y.X.~~ Transportation improvements on rural lands allowed by OAR 660-012-0065.

~~Z.Y.~~ Expansion of existing county fairgrounds and activities relating to county fairgrounds governed by county fair boards established pursuant to ORS 565.210.

~~AA.Z.~~ Extended outdoor mass gatherings, subject to DCC 8.16.

~~ABAA.~~ A landscape contracting business, as defined in ORS 671.520, or a business providing landscape architecture services, as described in ORS 671.318, if the business is pursued in conjunction with the growing and marketing of nursery stock on the land that constitutes farm use.

~~ACAB.~~ Wind power generation facilities as commercial utility facilities for the purpose of generating power for public use by sale, subject to OAR 660-033-0130.

~~ADAC.~~ Photovoltaic solar power generation facilities as commercial utility facilities for the purpose of generating power for public use by sale, subject to OAR 660-033-0130. On high-value farmland only, photovoltaic solar power generation facilities are subject to the provisions in ORS 215.447.

AEAD. Commercial dog boarding kennel, or dog training classes or testing trials that exceed the standards under DCC 18.16.025(K), subject to DCC 18.16.040(A)(1 and 2).

AFAE. Equine and equine-affiliated therapeutic and counseling activities, provided:

1. The activities are conducted in existing buildings that were lawfully constructed on the property before the effective date of January 1, 2019 or in new buildings that are accessory, incidental, and subordinate to the farm use on the tract; and
2. All individuals conducting therapeutic or counseling activities are acting within the proper scope of any licenses required by the state.

HISTORY

Adopted by Ord. [PL-15](#) on 11/1/1979
Amended by Ord. [83-028](#) §1 on 6/1/1983
Amended by Ord. [86-018](#) §3 on 6/30/1986
Amended by Ord. [87-013](#) §1 on 6/10/1987
Amended by Ord. [90-018](#) §1 on 5/16/1990
Amended by Ord. [90-014](#) §§23 and 31 on 7/12/1990
Amended by Ord. [91-005](#) §5 on 3/4/1991
Amended by Ord. [91-014](#) §1 on 3/13/1991
Amended by Ord. [91-020](#) §1 on 5/29/1991
Amended by Ord. [91-038](#) §2 on 9/30/1991
Amended by Ord. [92-065](#) §3 on 11/25/1992
Amended by Ord. [94-008](#) §9 on 6/8/1994
Amended by Ord. [95-007](#) §11 on 3/1/1995
Amended by Ord. [95-025](#) §1 on 3/3/1995
Amended by Ord. [98-030](#) §1 on 5/13/1998
Amended by Ord. [2001-016](#) §2 on 3/28/2001
Amended by Ord. [2001-039](#) §1 on 12/12/2001
Amended by Ord. [2004-001](#) §2 on 7/14/2004
Amended by Ord. [2008-001](#) §2 on 5/6/2008
Amended by Ord. [2009-014](#) §1 on 6/22/2009
Amended by Ord. [2012-007](#) §2 on 5/2/2012
Amended by Ord. [2014-010](#) §1 on 4/28/2014
Amended by Ord. [2018-006](#) §5 on 11/20/2018
Amended by Ord. [2021-013](#) §4 on 4/5/2022

Amended by Ord. [2024-008](#) §3 on 1/7/2025

Amended by Ord. [2025-002](#) §4 on 3/28/2025

Amended by Ord. [2026-006](#) §1 on 4/22/2026

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18.16.040 Limitations On Conditional Uses

- A. Conditional uses permitted by DCC 18.16.030, 18.16.031, and 18.16.033 may be established subject to ORS 215.296, applicable provisions in DCC 18.128, and upon a finding by the Planning Director or Hearings Body that the proposed use:
 - 1. Will not force a significant change in accepted farm or forest practices as defined in ORS 215.203(2)(c) on surrounding lands devoted to farm or forest uses; and
 - 2. Will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use; and
 - 3. That the actual site on which the use is to be located is the least suitable for the production of farm crops or livestock.

- B. A commercial activity allowed under DCC 18.16.030(ED) shall be associated with a farm use occurring on the lot or parcel where the commercial use is proposed. The commercial activity may use, process, store, or market farm products produced outside of Deschutes County.

- C. A power generation facility that is part of a commercial utility facility for the purpose of generating power for public use by sale identified in DCC 18.16.030(KJ) and:
 - 1. That is located on high-value farmland, the permanent features of which shall not preclude more than 12 acres from use as a commercial agricultural enterprise unless an exception is taken pursuant to ORS 197.732 and Oregon Administrative Rules 660, Division 004.
 - 2. That is located on non-high-value farmland, the permanent features of which shall not preclude more than 20 acres from use as a commercial agricultural enterprise unless an exception is taken pursuant to ORS 197.732 and Oregon Administrative Rules 660, Division 4.
 - 3. A power generation facility may include on-site and off-site facilities for temporary workforce housing as allowed under OAR 660-033-0130(17) and (22).

D. A wind power generation facility includes, but is not limited to, the following system components: all wind turbine towers and concrete pads, permanent meteorological towers and wind measurement devices, electrical cable collection systems connecting wind turbine towers with the relevant power substation, new or expanded private roads (whether temporary or permanent) constructed to serve the wind power generation facility, office and operation and maintenance buildings, temporary lay-down areas and all other necessary appurtenances, including but not limited to on-site and off-site facilities for temporary workforce housing for workers constructing a wind power generation facility. Such facilities must be removed or converted to an allowed use under OAR 660-033-0130(19) or other statute or rule when project construction is complete. Temporary workforce housing facilities not included in the initial approval may be considered through a minor amendment request filed after a decision to approve a power generation facility. A minor amendment request shall be subject to OAR 660-033-0130(5) and shall have no effect on the original approval. A proposal for a wind power generation facility shall be subject to the following provisions:

1. For high value farmland soils described in ORS 195.300(10), that all of the following are satisfied:
 - a. Reasonable alternatives have been considered to show that siting the wind power generation facility or component thereof on high-value farmland soils is necessary for the facility or component to function properly or if a road system or turbine string must be placed on such soils to achieve a reasonably direct route considering the following factors:
 - 1) Technical and engineering feasibility;
 - 2) Availability of existing rights of way; and
 - 3) The long term environmental, economic, social and energy consequences of siting the facility or component on alternative sites, as determined under OAR 660-033-0130(37)(a)(B);
 - b. The long-term environmental, economic, social and energy consequences resulting from the wind power generation facility or any component thereof at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located on other agricultural lands that do not include high-value farmland soils;

- c. Costs associated with any of the factors listed in OAR 660-033-0130(37)(a)(A) may be considered, but costs alone may not be the only consideration in determining that siting any component of a wind power generation facility on high-value farmland soils is necessary;
 - d. The owner of a wind power generation facility approved under OAR 660-033-0130(37)(a) shall be responsible for restoring, as nearly as possible, to its former condition any agricultural land and associated improvements that are damaged or otherwise disturbed by the siting, maintenance, repair or reconstruction of the facility. Nothing in this section shall prevent the owner of the facility from requiring a bond or other security from a contractor or otherwise imposing on a contractor the responsibility for restoration; and
 - e. The criteria of OAR 660-033-0130(37)(b) are satisfied.
2. For arable lands, meaning lands that are cultivated or suitable for cultivation, including high-value farmland soils described at ORS 195.300(10), the governing body or its designated must find that:
- a. The proposed wind power facility will not create unnecessary negative impacts on agricultural operations conducted on the subject property. Negative impacts could include, but are not limited to, the unnecessary construction of roads, dividing a field or multiple fields in such a way that creates small or isolated pieces of property that are more difficult to farm, and placing wind farm components such as meteorological towers on lands in a manner that could disrupt common and accepted farming practices;
 - b. The presence of a proposed wind power facility will not result in unnecessary soil erosion or loss that could limit agricultural productivity on the subject property. This provision may be satisfied by the submittal and county approval of a soil and erosion control plan prepared by an adequately qualified individual, showing how unnecessary soil erosion will be avoided or remedied and how topsoil will be stripped, stockpiled and clearly marked. The approved plan shall be attached to the decision as a condition of approval;
 - c. Construction or maintenance activities will not result in unnecessary soil compaction that reduces the productivity of soil for crop production. This provision may be satisfied by the submittal and

county approval of a plan prepared by an adequately qualified individual, show unnecessary soil compaction will be avoided or remedied in a timely manner through deep soil decompaction or other appropriate practices. The approved plan shall be attached to the decision as a condition of approval;

d. Construction or maintenance activities will not result in the unabated introduction or spread of noxious weeds and other undesirable weeds species. This provision may be satisfied by the submittal and county approval of a weed control plan prepared by an adequately qualified individual that includes a long-term maintenance agreement. The approved plan shall be attached to the decision as a condition of approval.

3. For nonarable lands, meaning lands that are not suitable for cultivation, the governing body or its designate must find that the requirements of OAR 660-033-0130(37)(b)(D) are satisfied.

4. In the event that a wind power generation facility is proposed on a combination of arable and nonarable lands as described in OAR 660-033-0130(37)(b) and (c) the approval criteria of OAR 660-033-0130(37)(b) shall apply to the entire project.

E. No aircraft may be based on a personal-use airport identified in DCC 18.16.030(~~HK~~) other than those owned or controlled by the owner of the airstrip. Exceptions to the activities permitted under this definition may be granted through waiver action by the Oregon Department of Aviation in specific instances. A personal use airport lawfully existing as of September 13, 1975, shall continue to be permitted subject to any applicable rules of the Oregon Department of Aviation.

F. The facility for the primary processing of forest products identified in DCC 18.16.030 is intended to be portable or temporary in nature. Such a facility may be approved for a one-year period which is renewable.

G. Batching and blending mineral and aggregate into asphaltic cement may not be authorized within two miles of a planted vineyard. Planted vineyard means one or more vineyards totaling 40 acres or more that are planted as of the date of the application for bat

H. Accessory uses for golf courses shall be limited in size and orientation on the site to serve the needs of persons and their guests who patronize the golf course to golf. An accessory use that provides commercial services (e.g., pro shop, etc.) shall be

located in the clubhouse rather than in separate buildings. Accessory uses may include one or more food and beverage service facilities in addition to food and beverage service facilities located in a clubhouse. Food and beverage service facilities must be part of and incidental to the operation of the golf course and must be limited in size and orientation on the site to service only the needs of persons who patronize the golf course and their guests. Accessory food and beverage service facilities shall not be designed for or include structures for banquets, public gatherings or public entertainment.

- I. An expansion of an existing golf course as allowed under DCC 18.16.033(C) shall comply with the definition of "golf course" set forth in DCC Title 18 and the provisions of DCC 18.16.040(A).
- J. An applicant for a nonfarm conditional use may demonstrate that the standards for approval will be satisfied through the imposition of conditions. Any conditions so imposed shall be clear and objective.
- K. For purposes of approving a conditional use permit for a lot of record dwelling under DCC 18.16.030, the soil class, soil rating or other soil designation of a specific lot or parcel may be changed if the property owner:
 - 1. Submits a statement of agreement from the Natural Resources Conservation Service of the United States Department of Agriculture that the soil class, soil rating or other soil designation should be adjusted based on new information; or
 - 2. Submits a report from a soils scientist whose credentials are acceptable to the Oregon Department of Agriculture that the soil class, soil rating or other soil designation should be changed; and
 - 3. Submits a statement from the Oregon Department of Agriculture that the Director of Agriculture or the director's designee has reviewed the report described in 2 above and finds the analysis in the report to be soundly and scientifically based.
 - 4. The soil classes, soil ratings or other soil designations used in or made pursuant to this definition are those of the NRCS in its most recent publication for that class, rating or designation before November 4, 1993, except for changes made pursuant to subsections 1-3 above.
 - 5. For the purposes of approving a land use application under OAR 660-033-0090, 660-033-0120, 660-033-0130 and 660-033-0135, soil classes, soil

ratings or other soil designations used in or made pursuant to this definition are those of the NRCS in its most recent publication for that class, rating or designation.

L. Except on a lot or parcel contiguous to a lake or reservoir, a private campground shall not be allowed within three miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR chapter 660, division 004.

1. A private campground may provide yurts for overnight camping. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include a yurt.
2. The yurt shall be located on the ground or on a wood floor with no permanent foundation.
3. As used in this paragraph, “yurt” means a round, domed shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hook-up or internal cooking appliance.
4. A campground shall be designed and integrated into the rural agricultural and forest environment in a manner that protects the natural amenities of the site and provides buffers of existing native trees and vegetation or other natural features between campsites.

M. A living history museum shall be related to resource based activities and be owned and operated by a governmental agency or a local historical society.

1. A living history museum may include limited commercial activities and facilities that are directly related to the use and enjoyment of the museum and located within authentic buildings of the depicted historic period or the museum administration building, if areas other than an exclusive farm use zone cannot accommodate the museum and related activities, or if the museum administration buildings and parking lot are located within one-quarter mile of an urban growth boundary.
2. As used in this paragraph, a “living history museum” means a facility designed to depict and interpret everyday life and culture of some specific historic period using authentic buildings, tools, equipment and people to simulate past activities and events; and “local historical society” means the local historic society recognized by the County and organized under ORS Chapter 65.

N. Pre-Application Conference

1. Before an applicant may submit an application under DCC Chapter 22.08 and DCC 18.16.031(C), for land use approval to establish or modify a disposal site for composting that requires a permit issued by the Oregon Department of Environmental Quality, the applicant shall:
 - a. Request and attend a pre-application conference described in DCC 18.16.040(N)(3);
 - b. Hold a pre-application community meeting described in DCC 18.16.040(N)(6).
2. DCC 18.16.040(N)(1)(a) and (b) apply to an application to:
 - a. Establish a disposal site for composting that sells, or offers for sale, resulting product; or
 - b. Allow an existing disposal site for composting that sells, or offers for sale, resulting product to:
 - 1) Accept as feedstock non-vegetative materials, including dead animals, meat, dairy products and mixed food waste; or
 - 2) Increase the permitted annual tonnage of feedstock used by the disposal site by an amount that requires a new land use approval.
3. During the pre-application conference:
 - a. The applicant shall provide information about the proposed disposal site for composting and proposed operations for composting and respond to questions about the site and operations;
 - b. The County and other representatives described in DCC 18.16.040(N)(5) shall inform the applicant of permitting requirements to establish and operate the proposed disposal site for composting and provide all application materials to the applicant.
4. The applicant shall submit a written request to the County to request a pre-application conference.
5. A representative of the Planning Division and a representative of the Oregon Department of Environmental Quality shall attend the conference along with representatives, as determined necessary by the County, of the following entities:

- a. Any other state agency or local government that has authority to approve or deny a permit, license or other certification required to establish or operate the proposed disposal site for composting;
 - b. A state agency, a local government or a private entity that provides or would provide one or more of the following to the proposed disposal site for composting:
 - 1) Water systems;
 - 2) Wastewater collection and treatment systems, including storm drainage systems.
 - 3) Transportation systems or transit services;
 - c. A city or county with territory within its boundaries that may be affected by the proposed disposal site for composting;
 - d. The Department of Land Conservation and Development;
 - e. The State Department of Agriculture;
6. The County shall:
- a. Provide notice of the pre-application conference to entities described in DCC 18.16.040(N)(5) by mail and, as appropriate, in any other manner that ensures adequate notice and opportunity to participate;
 - b. Hold the pre-application conference at least 20 days and not more than 40 days after receipt of the applicant's written request; and
 - c. Provide pre-application notes to each attendee of the conference and other entities described above for which a representative does not attend the pre-application conference.
7. After the pre-application conference and before submitting the application for land use approval, the applicant shall:
- a. Hold a community meeting within 60 days after the pre-application conference:
 - 1) In a public location in the county with land use jurisdiction; and
 - 2) On a business day, or Saturday, that is not a holiday, with a start time between the hours of 6:00 p.m. and 8 p.m.

b. Provide notice of the community meeting to:

- 1) The owners of record, on the most recent property tax assessment roll, of real property located within one-half mile of the real property on which the proposed disposal site for composting would be located;
 - 2) The resident or occupant that receives mail at the mailing address of the real property described above, if the mailing address of the owner of record is not the mailing address of the real property;
 - 3) Neighborhood and community organizations recognized by the governing body of the County if a boundary of the organization is within one-half mile of the proposed disposal site for composting;
 - 4) A newspaper that meets the requirements of ORS 193.020 for publication;
 - 5) Local media in a press release; and
 - 6) The entities described in 18.16.040(N)(5) above.
8. During the community meeting, the applicant shall provide information about the proposed disposal site for composting and proposed operations for composting and respond to questions about the site and operations.
9. The applicant’s notice provided under DCC 18.16.040(N)(6)(b) above must include:
- a. A brief description of the proposed disposal site for composting;
 - b. The address and the location of the community meeting; and
 - c. The date and time of the community meeting.

(Ord. 91-011 §1, 1991)

HISTORY

Adopted by Ord. [PL-15](#) on 11/1/1979

Repealed & Reenacted by Ord. [91-020](#) §1 on 5/29/1991

Amended by Ord. [91-038](#) §§1 and 2 on 9/30/1991

Amended by Ord. [92-065](#) §3 on 11/25/1992

Amended by Ord. [95-007](#) §14 on 3/1/1995

- Amended by Ord. [95-075](#) §1 on 11/29/1995
- Amended by Ord. [98-030](#) §1 on 5/13/1998
- Amended by Ord. [2004-001](#) §2 on 7/14/2004
- Amended by Ord. [2006-008](#) §3 on 8/29/2006
- Amended by Ord. [2008-001](#) §2 on 5/6/2008
- Amended by Ord. [2009-014](#) §1 on 6/22/2009
- Amended by Ord. [2012-007](#) §2 on 5/2/2012
- Amended by Ord. [2014-010](#) §1 on 4/28/2014
- Amended by Ord. [2015-016](#) §2 on 3/28/2016
- Amended by Ord. [2018-006](#) §5 on 11/20/2018
- Amended by Ord. [2020-007](#) §9 on 10/27/2020
- Amended by Ord. [2025-002](#) §4 on 3/28/2025

Amended by Ord. [2026-006](#) §1 on 4/22/2026

18.16.050 Standards For Dwellings In The EFU Zones

Dwellings listed in DCC 18.16.025 and 18.16.030 may be allowed under the conditions set forth below for each kind of dwelling, and all dwellings are subject to the landowner for the property upon which the dwelling is placed, signing and recording in the deed records for the County, a document binding the landowner, and the landowner’s successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

A. Farm-related dwellings on non-high value farmland. A dwelling customarily provided in conjunction with farm use, as listed in DCC 18.16.025(A), may be approved if it satisfies any of the alternative tests set forth below:

1. Acreage test.

a. On land not identified as high-value farmland, a dwelling, including a manufactured dwelling in accordance with DCC 18.116.070, may be considered customarily provided in conjunction with farm use if:

1) The lot or parcel on which the dwelling will be located is at least:

A. One hundred sixty acres and not in the Horse Ridge East subzone; or

B. Three hundred twenty acres in the Horse Ridge East subzone;

- 2) The subject tract is currently employed for farm use, as defined in DCC 18.04.030, and which is evidenced by a farm management plan;
- 3) The dwelling will be occupied by a person or persons who will be principally engaged in the farm use of the land, such as planting, harvesting, marketing or caring for livestock, at a commercial scale;
- 4) There is no other dwelling on the subject tract, except as allowed under DCC 18.16.020(K) and except for seasonal farmworker housing approved prior to 2001;

2. Median acreage/gross sales test.

- a. On land not identified as high-value farmland, a dwelling, including a manufactured dwelling in accordance with DCC 18.116.070, may be considered customarily provided in conjunction with farm use if:
 - 1) The subject tract is at least as large as the median size of those commercial farm or ranch tracts capable of generating at least \$10,000 in annual gross sales that are located within a study area that includes all tracts wholly or partially within one mile of the perimeter of the subject tract;
 - 2) The subject tract is capable of producing at least the median level of annual gross sales of County indicator crops as the same commercial farm or ranch tracts used to calculate the tract size in DCC 18.16.050(A)(2)(a)(1);
 - 3) The subject tract is currently employed for farm use, as defined in DCC 18.04.030, and which is evidenced by a farm management plan, at a level capable of producing the annual gross sales required in DCC 18.16.050(A)(2)(a)(2). If no farm use has been established at the time of application, land use approval shall be subject to a condition that no building permit may be issued prior to establishment of the farm use capable of meeting the median income test.

- 4) The subject lot or parcel on which the dwelling is proposed is at least 20 acres in size;
 - 5) There is no other dwelling on the subject tract(1), except as allowed under DCC 18.16.020(K) and except for seasonal farmworker housing approved prior to 2001; and
 - 6) The dwelling will be occupied by a person or persons who will be principally engaged in the farm use of the land, such as planting, harvesting, marketing or caring for livestock, at a commercial scale.
- b. For the purpose of calculating appropriate tract sizes and gross incomes to satisfy DCC 18.16.050(A)(2)(a)(1) and (2), the County will utilize the methodology contained in Oregon Administrative Rules 660-033-0135(3) using data on gross sales per acre tabulated by LCDC pursuant to Oregon Administrative Rules 660-033-0135(4).
3. Gross annual income test.
- a. On land not identified as high-value farmland, a dwelling, including a manufactured dwelling in accordance with DCC 18.116.070, may be considered customarily provided in conjunction with farm use if:
 - 1) The subject tract is currently employed for a farm use, and that the farm operator earned \$40,000 in gross annual revenue in the last two years, three of the last five years, or based on the average farm revenue earned on the tract in the highest three of the last five years.
 - 2) There is no other dwelling on the subject tract, except as allowed under 18.16.020(K) and except for seasonal farmworker housing approved prior to 2001;
 - 3) The dwelling will be occupied by a person or persons who produced the commodities which grossed the income in DCC 18.16.050(A)(3)(a)(1); and
 - b. In determining gross revenue, the cost of purchased livestock shall be deducted from the total gross revenue attributed to the tract.

- c. Noncontiguous lots or parcels zoned for farm use in the same county or contiguous counties may be used to meet the gross revenue requirements.
- d. Only gross revenue from land owned, not leased or rented, shall be counted; and gross farm revenue earned from a lot or parcel which has been used previously to qualify another lot or parcel for the construction or siting of a primary farm dwelling may not be used.
- e. Prior to a dwelling being approved under this section that requires one or more contiguous or noncontiguous lots or parcels of a farm or ranch operation to comply with the gross farm revenue requirements, the applicant shall provide evidence that the covenants, conditions and restrictions form attached to Chapter 18.16, has been recorded with the county clerk or counties where the property subject to the covenants, conditions and restrictions is located.
 - 1) The covenants, conditions and restrictions shall be recorded for each lot or parcel subject to the application for primary farm dwelling and shall preclude:
 - A. All future rights to construct a dwelling except for accessory farm dwellings, relative farm assistance dwellings, temporary hardship dwellings or replacement dwellings allowed under ORS Chapter 215; and
 - B. The use of any gross farm revenue earned on the lots or parcels to qualify another lot or parcel for a primary farm dwelling;
 - C. The covenants, conditions and restrictions are irrevocable, unless a statement of release is signed by an authorized representative of the county or counties where the property subject to the covenants, conditions and restrictions is located;
 - D. The failure to follow the requirements of this section shall not affect the validity of the transfer of property or the legal remedies available to the buyers of property which is subject to the covenants, conditions and restrictions required by this section.

- B. Farm related dwellings on high value farmland. On land identified as high-value farmland, a dwelling, including a manufactured dwelling in accordance with DCC 18.116.070, may be considered customarily provided in conjunction with farm use if:
1. The subject lot or parcel is currently employed for the farm use as defined in DCC 18.04.030, and that the farm operator earned at least \$80,000 in gross annual revenue from the sale of farm products in the last two years, three of the last five years, or based on the average farm revenue earned by the farm operator in the best three of the last five years. In determining gross revenue, the cost of purchased livestock shall be deducted from the total gross revenue attributed to the tract;
 2. There is no other dwelling on the subject tract, except as allowed under 18.16.020(K) and except for seasonal farmworker housing approved prior to 2001;
 3. The dwelling will be occupied by a person or persons who produced the commodities which grossed the revenue under DCC 18.16.050(B)(1);
 4. Noncontiguous lots or parcels zoned for farm use in the same county or contiguous counties may be used to meet the gross revenue requirements.
 5. When a farm or ranch operation has lots or parcels in both “western” and “eastern” Oregon as defined in OAR 660-033-0020, lots or parcels in eastern or western Oregon may not be used to qualify a dwelling in the other part of the state.
 6. Only gross revenue from lots or parcels owned, not leased or rented, shall be counted; and gross farm revenue earned from a lot or parcel which has been used previously to qualify another lot or parcel for the construction or siting of a primary farm dwelling may not be used.
 7. Prior to a dwelling being approved under this section that requires one or more contiguous or noncontiguous lots or parcels of a farm or ranch operation to comply with the gross farm revenue requirements, the applicant shall provide evidence that the covenants, conditions and restrictions form attached to Chapter 18.16 has been recorded with the county clerk. The covenants, conditions and restrictions shall be recorded for each lot or parcel subject to the application for primary farm dwelling and shall preclude:

- a. All future rights to construct a dwelling except for accessory farm dwellings, relative farm assistance dwellings, temporary hardship dwellings or replacement dwellings allowed by ORS Chapter 215; and
 - b. The use of any gross farm revenue earned on the lots or parcels to qualify another lot or parcel for a primary farm dwelling.
- C. Accessory dwelling. A dwelling, including a manufactured dwelling in accordance with DCC 18.116.070, is considered to be an accessory farm dwelling customarily provided in conjunction with farm use when:
- 1. The accessory dwelling meets the following criteria:
 - a. The accessory farm dwelling will be occupied by a person or persons who will be principally engaged in the farm use of the land and whose seasonal or year-round assistance in the management of the farm use, such as planting, harvesting, marketing or caring for livestock, is or will be required by the farm operator; and
 - b. The accessory farm dwelling will be located:
 - 1) On the same lot or parcel as the primary farm dwelling; or
 - 2) On the same tract as the primary farm dwelling when the lot or parcel on which the accessory farm dwelling will be sited is consolidated into a single lot or parcel with all other contiguous lots and parcels in the tract; or
 - 3) On a lot or parcel on which the primary farm dwelling is not located, when the accessory farm dwelling is limited to only a manufactured dwelling and a deed restriction substantially in compliance with the form set forth in [Exhibit A](#) to DCC 18.16 is filed with the County Clerk. The deed restriction shall require the manufactured dwelling to be removed when the lot or parcel is conveyed to another party. The manufactured dwelling may remain if it is reapproved under DCC 18.16.050; or
 - 4) On a lot or parcel on which the primary farm dwelling is not located, when the accessory farm dwelling is located on a lot or parcel at least the size of the applicable minimum lot size under DCC 18.16.065 and the lot or parcel complies with the

gross farm income requirements in DCC 18.16.050(A)(3) or (B)(1), whichever is applicable; and

- c. There is no other dwelling on land zoned EFU owned by the farm operator that is vacant or currently occupied by persons not working on the subject farm or ranch and that could reasonably be used as an accessory farm dwelling; and
- 2. The primary farm dwelling to which the proposed dwelling would be accessory meets one of the following:
 - a. On land not identified as high-value farmland, the primary farm dwelling is located on a farm or ranch operation that is currently employed in farm use and produced \$40,000 in gross annual sales in the last two years, three of the last five years, or based on the average farm revenue earned on the tract in the highest three of the last five years. In determining gross revenue, the cost of purchased livestock shall be deducted from the total gross revenue attributed to the tract; or
 - b. On land identified as high-value farmland, the primary farm dwelling is located on a farm or ranch operation that is currently employed for farm use, and produced at least \$80,000 in gross annual revenue from the sale of farm products in the last two years, three of the last five years, or based on the average farm revenue earned on the tract in the highest three of the last five years. Gross revenue shall be calculated by deducting the cost of purchased livestock from the total gross revenue attributed to the tract; and
 - 3. A lot or parcel approved for an accessory farm dwelling under DCC 18.16.050 shall not be approved for a division of land except as provided for in DCC 18.16.055(B).
 - 4. An accessory farm dwelling approved pursuant to this section cannot later be used to satisfy the requirements for a nonfarm dwelling pursuant to DCC 18.16.050(G).

D. Relative farm help dwelling.

- 1. A dwelling listed in DCC 18.16.025(B) is allowed when:
 - a. The subject tract is a commercial farming operation.

- b. The dwelling is a manufactured dwelling and is sited in accordance with DCC 18.116.070, or is a site-built dwelling;
 - c. The dwelling is located on the same lot or parcel as the dwelling of the farm operator, and is occupied by a relative of the farm operator or farm operator's spouse, including a grandparent, step-grandparent, grandchild, parent, step-parent, child, sibling, step-sibling, niece, nephew, or first cousin of either, if the farm operator does, or will, require the assistance of the relative in the management of the farm use.
 - 1) Notwithstanding ORS 92.010 to 92.190 or the minimum lot or parcel size requirements under ORS 215.780, if the owner of a dwelling described in this subsection obtains construction financing or other financing secured by the dwelling and the secured party forecloses on the dwelling, the secured party may also foreclose on the homesite, as defined in ORS 308A.250, and the foreclosure shall operate as a partition of the homesite to create a new lot or parcel.
 - 2) Prior conditions of approval for the subject land and dwelling remain in effect.
 - 3) For purposes of this subsection, "Foreclosure" means only those foreclosures that are exempt from partition under ORS 92.010(9)(a).
 - d. The farm operator plays the predominant role in the management and farm use of the farm and will continue to do so after the relative farm help dwelling is approved.
 - e. Any approval granted under DCC 18.16.050 shall be conditioned with a requirement that the farm operator annually submit a report to the Planning Division identifying the resident(s) of the dwelling, their relationship to the farm operator, the assistance the resident provides to the farm operator, and verifying the farm operator's continued residence on the property and the predominant role the farm operator continues to play in the management and farm use of the farm.
2. A manufactured dwelling permitted under DCC 18.16.050 shall be considered to be a temporary installation, and permits for such home shall be renewable and renewed on an annual basis. The manufactured dwelling

shall be removed from the property if it no longer meets the criteria of DCC 18.16.050 and the approval shall be so conditioned.

- 3. A dwelling approved under DCC 18.16.050 shall be removed or converted to an allowable use within one year of the date the relative farm help dwelling no longer meets the criteria of DCC 18.16.050 and the approval shall be so conditioned.
- 4. Upon approval of a dwelling under DCC 18.16.050, a Conditions of Approval Agreement shall be recorded with the Deschutes County Clerk prior to issuance of any building or placement permit for the new dwelling on the property.
- 5. For the purposes of DCC 18.16.050(D), a farm operator is a person who operates a farm, doing the work and making the day-to-day decisions about such things as planting, harvesting, feeding and marketing.

E. Lot of record dwelling on non-high value farmland.

- 1. A lot of record dwelling may be approved on a pre-existing lot or parcel on non-high value farmland when all of the following requirements are met:
 - a. The lot or parcel on which the dwelling will be sited was lawfully created and was acquired and owned continuously by the present owner:
 - 1) Prior to January 1, 1985; or
 - 2) By devise or by intestate succession from a person who acquired and owned continuously the lot or parcel prior to January 1, 1985.
 - b. The tract on which the dwelling will be sited does not include a dwelling.
 - c. For lots or parcels located within a wildlife area (WA) combining zone, siting of the proposed dwelling would be consistent with the limitations on density as applied under the applicable density restrictions of DCC 18.88.
 - d. If the lot or parcel on which the dwelling will be sited is part of a tract, the remaining portions of the tract shall be consolidated into a single lot or parcel when the dwelling is allowed.

- e. The County Assessor shall be notified of any approval of a dwelling under DCC 18.16.050.
 - f. If the lot or parcel on which the dwelling will be sited was part of a tract on November 4, 1993, no dwelling exists on another lot or parcel that was part of the tract;
 - 2. For purposes of DCC 18.16.050(E), "owner" includes the wife, husband, son, daughter, mother, father, brother, brother-in-law, sister, sister-in-law, son-in-law, daughter-in-law, mother-in-law, father-in-law, aunt, uncle, niece, nephew, step-parent, step-child, grandparent, or grandchild of the owner or a business entity owned by any one or a combination of these family members.
 - 3. For purposes of DCC 18.16.050(E), the date of creation and existence means that, when a lot, parcel, or tract is reconfigured pursuant to applicable law after November 4, 1993, the effect of which is to qualify a lot, parcel, or tract for the siting of a lot of record dwelling, the date of the reconfiguration is the date of creation and existence. Reconfigured means any change in the boundary of the lot, parcel, or tract.
- F. Lot of record dwelling on high-value farmland.
 - 1. A lot of record dwelling on a pre-existing lot or parcel will be approved on high value farmland when all of the following requirements are met:
 - a. The requirements set forth in DCC 18.16.050(E)(1)(a) through (f), as determined by the County; and
 - b. The requirements of Oregon Administrative Rules 660-33-130(3)(c)(C), as determined by the County hearings officer.
 - 2. Applicants under DCC 18.16.050(F) shall make their application to the County. The County shall notify the State Department of Agriculture at least 20 calendar days prior to the public hearing under DCC 18.16.050(F)(1)(b).
 - 3. Applicants under DCC 18.16.050(F) shall be subject to such other procedural requirements as are imposed by the Oregon Department of Agriculture.
 - 4. For purposes of DCC 18.16.050(F), the date of creation and existence means that, when a lot, parcel, or tract is reconfigured pursuant to applicable law after November 4, 1993, the effect of which is to qualify a lot, parcel, or tract

for the siting of a lot of record dwelling, the date of the reconfiguration is the date of creation and existence. Reconfigured means any change in the boundary of the lot, parcel, or tract.

G. Nonfarm dwelling.

1. One single-unit dwelling, including a manufactured dwelling in accordance with DCC 18.116.070, not provided in conjunction with farm use, may be permitted on an existing lot or parcel subject to the following criteria:

a. The Planning Director or Hearings Body shall make findings that:

- 1) The dwelling or activities associated with the dwelling will not force a significant change in or significantly increase the cost of accepted farming practices, as defined in ORS 215.203(2)(c), or accepted forest practices on nearby lands devoted to farm or forest use.
- 2) The proposed nonfarm dwelling will not materially alter the stability of the overall land use pattern of the area. In determining whether a proposed nonfarm dwelling will alter the stability of the land use pattern in the area, the County shall consider the cumulative impact of nonfarm dwellings on other lots or parcels in the area similarly situated, by applying the standards under OAR 660-033-0130(4)(a)(D), and whether creation of the lot or parcel will lead to creation of other nonfarm lots or parcels, to the detriment of agriculture in the area.
- 3) The proposed nonfarm dwelling is situated on an existing lot or parcel, or a portion of a lot or parcel that is generally unsuitable for the production of farm crops and livestock or merchantable tree species, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation, location, and size of the tract.
- 4) The proposed nonfarm dwelling is not within one-quarter mile of a dairy farm, feed lot, or sales yard, unless adequate provisions are made and approved by the Planning Director or Hearings Body for a buffer between such uses. The establishment of a buffer shall be designed based upon consideration of such factors as prevailing winds, drainage,

expansion potential of affected agricultural uses, open space and any other factor that may affect the livability of the nonfarm-dwelling or the agriculture of the area.

- 5) Road access, fire and police services, and utility systems (i.e., electrical and telephone) are adequate for the use.
- 6) The nonfarm dwelling shall be located on a lot or parcel created prior to January 1, 1993, or was created or is being created as a nonfarm lot or parcel under the land division standards in DCC 18.16.055(B) or (C).

- 2. For the purposes of DCC 18.16.050(G) only, "unsuitability" shall be determined with reference to the following:
 - a. A lot or parcel or a portion of a lot or parcel shall not be considered unsuitable solely because of size or location if it can reasonably be put to farm or forest use in conjunction with other land. If the lot or parcel is under forest assessment, the dwelling shall be situated upon generally unsuitable land for the production of merchantable tree species recognized by the Forest Practices Rules, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation, location, and size of the lot or parcel.
 - b. A lot or parcel or portion of a lot or parcel is not "generally unsuitable" simply because it is too small to be farmed profitably by itself. If a lot or parcel or portion of a lot or parcel can be sold, leased, rented, or otherwise managed as part of a commercial farm or ranch, it is not "generally unsuitable." A lot or parcel or portion of a lot or parcel is presumed to be suitable if it is composed predominantly of Class I-VI soils. Just because a lot or parcel or portion of a lot or parcel is unsuitable for one farm use does not mean it is not suitable for another farm use. If the lot or parcel is under forest assessment, the area is not "generally unsuitable" simply because it is too small to be managed for forest production profitably by itself.
 - c. If a lot or parcel under forest assessment can be sold, leased, rented, or otherwise managed as a part of a forestry operation, it is not "generally unsuitable." If a lot or parcel is under forest assessment, it is presumed suitable if it is composed predominantly of soil capable of producing 20 cubic feet of wood fiber per acre per year. If a lot or

parcel is under forest assessment, to be found compatible and not seriously interfere with forest uses on surrounding land it must not force a significant change in forest practices or significantly increase the cost of those practices on the surrounding land.

- 3. Loss of tax deferral. Pursuant to ORS 215.236, a nonfarm dwelling on a lot or parcel in an Exclusive Farm Use zone that is or has been receiving special assessment may be approved only on the condition that before a building permit is issued the applicant must produce evidence from the County Assessor's office that the lot or parcel upon which the dwelling is proposed has been disqualified under ORS 308A.050 to 308A.128 or other special assessment under ORS 308A.315, 321.257 to 321.390, 321.700 to 321.754 or 321.805 to 321.855 and that any additional tax or penalty imposed by the County Assessor as a result of disqualification has been paid.

H. Temporary hardship dwelling.

- 1. A temporary hardship dwelling listed in DCC 18.16.030 is allowed subject to DCC 18.116.090, and the requirements of this chapter.
- 2. A temporary hardship dwelling approved under this section is not eligible for replacement under DCC 18.16.020(J).

HISTORY

Adopted by Ord. [PL-15](#) on 11/1/1979
Repealed & Reenacted by Ord. [91-020](#) §1 on 5/29/1991
Amended by Ord. [91-038](#) §§1 and 2 on 9/30/1991
Amended by Ord. [92-065](#) §3 on 11/25/1992
Amended by Ord. [94-026](#) §1 on 5/11/1994
Amended by Ord. [95-007](#) §15 on 3/1/1995
Amended by Ord. [98-030](#) §1 on 5/13/1998
Amended by Ord. [98-033](#) §1 on 12/2/1998
Amended by Ord. [2004-001](#) §2 on 7/14/2004
Amended by Ord. [2004-013](#) §2 on 9/21/2004
Amended by Ord. [2004-020](#) §1 on 10/13/2004
Amended by Ord. [2008-001](#) §2 on 5/6/2008
Amended by Ord. [2009-014](#) §1 on 6/22/2009
Amended by Ord. [2012-007](#) §2 on 5/2/2012
Amended by Ord. [2014-010](#) §1 on 4/28/2014
Amended by Ord. [2018-006](#) §5 on 11/20/2018

Amended by Ord. [2021-013](#) §4 on 4/5/2022

Amended by Ord. [2025-002](#) §4 on 3/28/2025

Amended by Ord. [2025-005](#) §1 on 8/19/2025

Amended by Ord. [2026-006](#) §1 on 4/22/2026

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CHAPTER 18.32 MULTIPLE USE AGRICULTURAL ZONE; MUA

[18.32.010 Purpose](#)

[18.32.020 Uses Permitted Outright](#)

[18.32.030 Conditional Uses Permitted](#)

[18.32.035 Destination Resorts](#)

[18.32.040 Dimensional Standards](#)

[18.32.050 Setbacks](#)

[18.32.060 Ordinary High Water Mark Setbacks](#)

[18.32.070 Rimrock Setback](#)

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18.32.020 Uses Permitted Outright

The following uses and their accessory uses are permitted outright:

- A. Agricultural uses as defined in DCC Title 18.
- B. A single-unit dwelling, or a manufactured dwelling subject to DCC 18.116.070.
- C. Propagation or harvesting of a forest product.
- D. Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards and criteria established by DCC 18.116.230.
- E. Class III road or street project.
- F. Noncommercial horse stables, excluding horse events.
- G. Horse events, including associated structures, involving:
 - 1. Fewer than 10 riders;
 - 2. Ten to 25 riders, no more than two times per month on nonconsecutive days;
or
 - 3. More than 25 riders, no more than two times per year on nonconsecutive days.
Incidental musical programs are not included in this definition. Overnight stays by participants, trainers or spectators in RVs on the premises is not an incident of such horse events.
- H. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.

- I. Type 1 Home Occupation, subject to DCC 18.116.280.
- J. A historic accessory dwelling unit, subject to DCC 18.116.350.
- K. A residential accessory dwelling unit, subject to DCC 18.116.355.

~~L. Residential Home.~~

~~M.L.~~ A recreational vehicle as a rental dwelling, subject to DCC 18.116.095(D).

~~N.M.~~ Temporary Hardship Dwelling, subject to DCC 18.116.090.

HISTORY

Adopted by Ord. [PL-15](#) on 11/1/1979

Amended by Ord. [91-002](#) §6 on 2/6/1991

Amended by Ord. [91-005](#) §18 on 3/4/1991

Amended by Ord. [91-020](#) §1 on 5/29/1991

Amended by Ord. [91-038](#) §1 on 9/30/1991

Amended by Ord. [93-001](#) §1 on 1/27/1993

Amended by Ord. [93-043](#) §4 on 8/25/1993

Amended by Ord. [94-008](#) §10 on 6/8/1994

Amended by Ord. [2001-016](#) §2 on 3/28/2001

Amended by Ord. [2001-039](#) §2 on 12/12/2001

Amended by Ord. [2004-002](#) §3 on 4/28/2004

Amended by Ord. [2019-009](#) §1 on 9/3/2019

Recorded by Ord. [2019-009](#) §1 on 9/3/2019

Adopted by Ord. [2023-014](#) §1 on 12/1/2023

Amended by Ord. [2024-008](#) §4 on 1/7/2025

Amended by Ord. [2025-002](#) §6 on 3/28/2025

Amended by Ord. [2025-004](#) §2 on 5/7/2025

Amended by Ord. [2025-005](#) §2 on 8/19/2025

[Amended by Ord. 2026-006 §2 on 4/22/2026](#)

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Exhibit C

CHAPTER 18.60 RURAL RESIDENTIAL ZONE; RR-10

[18.60.010 Purposes](#)

[18.60.020 Uses Permitted Outright](#)

[18.60.030 Conditional Uses Permitted](#)

[18.60.035 Destination Resorts](#)

[18.60.040 Setback Requirements](#)

[18.60.050 Ordinary High Water Mark Setbacks](#)

[18.60.060 Dimensional Standards](#)

[18.60.070 Limitations On Conditional Uses](#)

[18.60.080 Rimrock Setbacks](#)

[18.60.090 Oregon Water Wonderland Unit 2 Sewer District Limited Use Combining Zone](#)

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18.60.020 Uses Permitted Outright

The following uses and their accessory uses are permitted outright.

- A. A single-unit dwelling, or a manufactured dwelling subject to DCC 18.116.070.
- B. Utility facilities necessary to serve the area including energy facilities, water supply and treatment and sewage disposal and treatment.
- C. Community center, if shown and approved on the original plan or plat of the development.
- D. Agricultural use as defined in DCC Title 18.
- E. Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards and criteria established by DCC 18.116.230.
- F. Class III road or street project.
- G. Noncommercial horse stables as defined in DCC Title 18, excluding horse events.
- H. Horse events, including associated structures, involving:
 - 1. Fewer than 10 riders;
 - 2. Ten to 25 riders, no more than two times per month on nonconsecutive days; or
 - 3. More than 25 riders, no more than two times per year on nonconsecutive days. Incidental musical programs are not included in this definition.

Overnight stays by participants, trainers or spectators in RVs on the premises is not an incident of such horse events.

- I. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.
- J. Type 1 Home Occupation, subject to DCC 18.116.280.
- K. A historic home accessory dwelling unit, subject to DCC 18.116.350.
- L. A residential accessory dwelling unit, subject to DCC 18.116.355.

~~M. Residential Home:~~

~~N.M.~~ A recreational vehicle as rental dwelling, subject to 18.116.095(D).

~~O.N.~~ Temporary Hardship Dwelling, subject to DCC 18.116.090.

HISTORY

- Adopted by Ord. [PL-15](#) on 11/1/1979*
- Amended by Ord. [91-005](#) §§30 & 31 on 3/4/1991*
- Amended by Ord. [91-020](#) §1 on 5/29/1991*
- Amended by Ord. [93-043](#) §8 on 8/25/1993*
- Amended by Ord. [94-008](#) §12 on 6/8/1994*
- Amended by Ord. [2001-016](#) §2 on 3/28/2001*
- Amended by Ord. [2001-039](#) §5 on 12/12/2001*
- Amended by Ord. [2004-002](#) §7 on 4/28/2004*
- Amended by Ord. [2019-009](#) §2 on 9/3/2019*
- Recorded by Ord. [2019-009](#) §2 on 9/3/2019*
- Adopted by Ord. [2023-014](#) §2 on 12/1/2023*
- Amended by Ord. [2024-008](#) §7 on 1/7/2025*
- Amended by Ord. [2025-002](#) §12 on 3/28/2025*
- Amended by Ord. [2025-004](#) §3 on 5/7/2025*
- Amended by Ord. [2025-005](#) §5 on 8/19/2025*

[Amended by Ord. 2026-006 §3 on 4/22/2026](#)

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CHAPTER 18.65 RURAL SERVICE CENTER; UNINCORPORATED COMMUNITY ZONE

18.65.010 Purpose

18.65.020 RSC; Commercial/Mixed Use District (Brothers, Hampton, Millican, Whistlestop And Wildhunt)

18.65.021 Alfalfa RSC; Commercial/Mixed Use District

18.65.022 Alfalfa RSC; Residential District

18.65.023 RSC; Open Space District

18.65.030 Standards For All Districts

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18.65.020 RSC; Commercial/Mixed Use District (Brothers, Hampton, Millican, Whistlestop And Wildhunt)

A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright, subject to applicable provisions of this chapter:

1. A single-unit dwelling, or a manufactured dwelling, subject to DCC 18.116.070.

2. Type 1 Home Occupation, subject to DCC 18.116.280.

~~3. Residential home.~~

~~4.3.~~ A duplex.

~~5.4.~~ Agricultural uses, as defined in DCC Title 18, and excluding livestock feed lot or sales yard, and hog or mink farms.

~~6.5.~~ Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards and criteria established by DCC 18.116.230.

~~7.6.~~ Class III road and street project.

~~8.7.~~ Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.

~~9.8.~~ Temporary Hardship Dwelling, subject to DCC 18.116.090.

B. Uses Permitted Subject to Site Plan Review. The following uses and their accessory uses are permitted, subject to applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, and DCC 18.124, Site Plan Review, of this title:

1. Retail store, business office, and/or commercial establishment in a building or buildings each not exceeding 4,000 square feet of floor space. The aggregate area for any one type of use that takes place in multiple buildings may not exceed 4,000 square feet.
2. A permitted commercial use in conjunction with a dwelling unit permitted outright or conditionally.
3. Park or playground.
4. Community building.
5. Public or semipublic building or use.
6. Highway maintenance facility.
7. Marijuana wholesaling, office only. There shall be no storage of marijuana items or products at the same location.
8. Religious institutions or assemblies.

C. Conditional Uses Permitted. The following uses and their accessory uses are permitted subject to applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, DCC 18.124, Site Plan Review, and DCC 18.128, Conditional Use, of this title:

1. Multi-unit dwelling.
2. School.
3. Cemetery.
4. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
5. Medical clinic or veterinary clinic.
6. Community Center.
7. Manufactured dwelling park.
8. Recreational vehicle or trailer park.
9. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A).
10. Marijuana retailing, subject to the provisions of DCC 18.116.330.
11. Psilocybin service centers, subject to the provisions of DCC 18.116.380.

~~12. Residential facility.~~

D. Setback Requirements.

1. The front setback shall be a minimum of 20 feet from a lot with street frontage on a local street right of way and 50 feet from a lot line with street frontage on an arterial right of way.
2. The minimum side setback shall be 10 feet.
3. The minimum rear setback shall be 20 feet.
4. The minimum side and rear setbacks for lot lines that are abutting land zoned exclusive farm use shall be 50 feet.

E. Lot Requirements.

1. General Standards:
 - a. The minimum lot area in Brothers, Hampton, and Millican is 2.5 acres.
 - b. Each lot or parcel shall have a minimum lot width of 200 feet.
 - c. Each lot or parcel must be served by an on-site well.
 - d. On-site sewage disposal. For new lots or parcels, an applicant shall demonstrate that the lot or parcel can meet DEQ on-site sewage disposal rules prior to final approval of a subdivision or partition.
 - e. Lot coverage for dwelling units and related accessory buildings shall not exceed twenty-five (25) percent of the lot area. Lot coverage for structures used primarily for commercial purposes shall be determined by spatial requirements for sewage disposal, landscaping, parking, setbacks, and any other elements under site plan review.
2. Commercial and Public Uses.
 - a. The minimum lot area in Brothers, Hampton, Millican, Whistlestop, and Wildhunt for a commercial use served by an on-site septic system and individual well shall be the lot area necessary to accommodate the use.
 - b. Each lot or parcel shall have a minimum lot width of 150 feet.

- c. On-site sewage disposal. For new lots or parcels, an applicant shall demonstrate that the lot or parcel can meet DEQ on-site sewage disposal rules prior to final approval of a subdivision or partition.

HISTORY

Adopted by Ord. [2002-002](#) §2 on 6/5/2002
 Amended by Ord. [2002-028](#) §1 on 7/24/2002
 Amended by Ord. [2004-002](#) §11 on 4/28/2004
 Amended by Ord. [2015-004](#) §2 on 4/22/2015
 Amended by Ord. [2016-015](#) §4 on 7/1/2016
 Amended by Ord. [2018-006](#) §8 on 11/20/2018
 Amended by Ord. [2020-001](#) §6 on 4/21/2020
 Amended by Ord. [2022-014](#) §2 on 4/4/2023
 Amended by Ord. [2024-008](#) §8 on 1/7/2025
 Amended by Ord. [2025-002](#) §14 on 3/28/2025
 Amended by Ord. [2025-005](#) §6 on 8/19/2025

[Amended by Ord. 2026-006 §4 on 4/22/2026](#)

18.65.021 Alfalfa RSC; Commercial/Mixed Use District

In Alfalfa, the following uses and their accessory uses are permitted:

A. Uses Permitted Outright.

- 1. A single-unit- dwelling, or a manufactured dwelling, subject to DCC 18.116.070.
- 2. Type 1 Home Occupation, subject to DCC 18.116.280.

~~3.—Residential home.~~

~~4.—Residential facility.~~

~~5.3.~~ _____ A duplex.

~~6.4.~~ _____ Agricultural uses, as defined in DCC Title 18, and excluding livestock feed lot or sales yard, and hog or mink farms.

~~7.5.~~ _____ Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards and criteria established by DCC 18.116.230.

~~8.6.~~ _____ Class III road and street project.

~~9.7.~~ _____ Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.

~~10.8.~~ _____ Temporary Hardship Dwelling, subject to DCC 18.116.090.

B. Uses Permitted Subject to Site Plan Review. The following uses and their accessory uses are permitted, subject to applicable provisions of this chapter, DCC 18.116, Supplementary Provisions and DCC 18.124, Site Plan Review, of this title:

1. Retail store, business office, and/or commercial establishment in a building or buildings each not exceeding 4,000 square feet of floor space. The aggregate area for any one type of use that takes place in multiple buildings may not exceed 4,000 square feet.
2. A permitted commercial use in conjunction with a dwelling unit permitted outright or conditionally.
3. Park or playground.
4. Community building.
5. Public or semipublic building or use.
6. Marijuana wholesaling, office only. There shall be no storage of marijuana items or products at the same location.
7. Religious institutions or assemblies.

C. Conditional Uses Permitted. The following uses and their accessory uses are permitted subject to applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, DCC 18.124, Site Plan Review, and DCC 18.128, Conditional Use, of this title:

1. School.
2. Cemetery.
3. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
4. Medical clinic or veterinary clinic.
5. Community Center.
6. Recreational vehicle or trailer park.
7. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A).

- 8. Marijuana retailing, subject to the provisions of DCC 18.116.330.
- 9. Psilocybin service centers, subject to the provisions of DCC 18.116.380.

D. Setback Requirements.

- 1. The front setback shall be a minimum of 20 feet from a lot line with street frontage on a local street right of way and 50 feet from a lot line with street frontage on an arterial right of way.
- 2. The minimum side setback shall be 10 feet.
- 3. The minimum rear setback shall be 20 feet.
- 4. The minimum side and rear setbacks for property that is abutting land zoned exclusive farm use shall be 50 feet.

E. Lot Requirements. The minimum lot area shall be the lot area necessary to accommodate the use, but not less than one acre.

HISTORY

- Adopted by Ord. [2002-002](#) §2 on 6/5/2002*
- Amended by Ord. [2018-006](#) §8 on 11/20/2018*
- Amended by Ord. [2020-001](#) §6 on 4/21/2020*
- Amended by Ord. [2022-014](#) §2 on 4/4/2023*
- Amended by Ord. [2024-008](#) §8 on 1/7/2025*
- Amended by Ord. [2025-002](#) §14 on 3/28/2025*
- Amended by Ord. [2025-005](#) §6 on 8/19/2025*
- [Amended by Ord. 2026-006 §4 on 4/22/2026](#)*

18.65.022 Alfalfa RSC; Residential District

- A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright, subject to the applicable provisions of this chapter:
 - 1. Agricultural uses, as defined in DCC Title 18, subject to the restrictions in DCC 18.65.021(D), and excluding livestock feed lot or sales yard, and hog or mink farms.
 - 2. A single-unit dwelling, or a manufactured dwelling subject to DCC 18.116.070.
 - 3. A duplex.

4. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.
5. Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards and criteria established by DCC 18.116.230.
6. Class III road or street project.
7. Type 1 Home Occupation, subject to DCC 18.116.280.

~~8.—Residential home.~~

~~9.8.~~ _____ Temporary Hardship Dwelling, subject to DCC 18.116.090.

B. Uses Permitted Subject to Site Plan Review. The following uses and their accessory uses are permitted, subject to the applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, and DCC 18.124 Site Plan Review, of this title:

1. Park or playground.
2. Community building.
3. Utility facility.
4. Religious institutions or assemblies.
5. Child care facility and/or preschool.

C. Conditional Uses Permitted. The following uses and their accessory uses are permitted, subject to the applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, DCC 18.124, Site Plan Review, and DCC 18.128, Conditional Use, of this title:

1. Schools.
2. Medical clinic or veterinary clinic.
3. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
4. Bed and breakfast inn.
5. Public use.
6. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).

D. Setback Requirements.

1. The front setback shall be a minimum of 20 feet from a lot line with street frontage on a local street right of way and 50 feet from a lot line with street frontage on an arterial right of way.
2. The minimum side setback shall be 10 feet.
3. The minimum rear setback shall be 20 feet.

E. Lot Requirements.

1. The minimum lot area is 5 acres.
2. The minimum lot width shall be 200 feet.
3. Each lot or parcel must be served by an on-site well.
4. On-site sewage disposal. For new lots or parcels, an applicant shall demonstrate that the lot or parcel can meet DEQ on-site sewage disposal rules prior to final approval of a subdivision or partition.
5. Lot coverage for dwelling units and related accessory structures shall not exceed twenty-five (25) percent of the total lot area. Lot coverage for structures used primarily for commercial purposes shall be determined by spatial requirements for sewage disposal, landscaping, parking, setbacks, and any other elements under site plan review.

F. Limitations on uses – RSC-Residential District. The following limitation shall apply to uses permitted in the RSC – Residential District:

1. Cows, horses, goats, or sheep cannot be kept on lots or parcels having a lot area of less than 20,000 square feet. The total number of all such animals (other than their young under the age of six months) shall be limited to the lot area divided by 20,000 square feet, which is the minimum area required per animal.
2. The number of chickens, fowl, or rabbits over the age of six months shall not exceed one for each 500 square feet of lot area.
3. All livestock shall be located a minimum of 100 feet away from a dwelling unit on an abutting lot or parcel.

HISTORY

Adopted by Ord. [2002-002](#) §2 on 6/5/2002

Amended by Ord. [2002-028](#) §1 on 7/24/2002

Amended by Ord. [2004-002](#) §12 on 4/28/2004

Amended by Ord. [2020-001](#) §6 on 4/21/2020

Amended by Ord. [2020-010](#) §2 on 7/3/2020

Amended by Ord. [2024-008](#) §8 on 1/7/2025

Amended by Ord. [2025-002](#) §14 on 3/28/2025

Amended by Ord. [2025-005](#) §6 on 8/19/2025

Amended by Ord. [2026-006](#) §4 on 4/22/2026

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CHAPTER 18.66 TERREBONNE RURAL COMMUNITY ZONING DISTRICTS[18.66.010 Purpose](#)[18.66.020 Residential \(TeR\) District](#)[18.66.030 Residential-5 Acre Minimum \(TeR5\) District](#)[18.66.040 Commercial \(TeC\) District](#)[18.66.050 Commercial-Rural \(TeCR\) District](#)[18.66.060 Standards For All Districts](#)[18.66.070 Right-Of-Way Development Standards](#)

...

18.66.020 Residential (TeR) District

The Terrebonne Residential District allows a mixture of dwelling types and densities suited to the level of available water and sewer facilities. The purpose of this district is to allow new residential development that is compatible with the rural character of the area.

- A. Permitted uses. The following uses and their accessory uses are permitted outright and do not require site plan review under DCC 18.124:
1. A single-unit dwelling, or a manufactured dwelling subject to DCC 18.116.070.
 2. A duplex.
 3. Type 1 Home Occupation, subject to DCC 18.116.280.
 4. Agricultural uses as defined in DCC 18.04, involving:
 - a. Keeping of cows, horses, goats, sheep, or similar farm animals, provided that the total number of such animals over the age of six months is limited to the lot area divided by 20,000 square feet.
 - b. Keeping of chickens, fowl, rabbits, or similar farm animals, provided that the total number of such animals over the age of six months does not exceed one for each 500 square feet of lot area.
 5. Class I and II road or street project subject to approval as part of a land partition, subdivision, or subject to the standards of DCC 18.66.070 and 18.116.230.
 6. Class III road or street project.
 7. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.

~~8.—Residential home.~~

~~9-8.~~ Temporary Hardship Dwelling, subject to 18.116.090.

B. Uses Permitted Subject to Site Plan Review. The following uses and their accessory uses are permitted, subject to the applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, and DCC 18.124 Site Plan Review, of this title:

- 1. Child care facility and/or preschool.

C. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.66, 18.116, 18.124 and 18.128:

- 1. Manufactured dwelling park.
- 2. Multi-unit dwelling.
- 3. Retirement center or nursing home.
- 4. Religious institutions or assemblies.
- 5. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
- 6. Public or private school.
- 7. Park.
- 8. Public or semi-public building.
- 9. Utility facility.
- 10. Water supply or treatment facility.
- 11. Veterinary clinic.
- 12. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
- 13. Surface mining of mineral and aggregate resources in conjunction with the operation and maintenance of irrigation systems operated by an Irrigation District, including the excavation and mining for facilities, ponds, reservoirs, and the off-site use, storage, and sale of excavated material.

~~14.—Residential facility.~~

D. Lot Area and Lot Width Requirements.

- 1. Partitions:

- a. Subject to the provisions of DCC 17.36.170(A), parcels not served by an approved community, non-community or municipal water system and not served by a public sewer system, shall have a minimum lot width of 150 feet with a minimum lot area of one acre.
- b. Subject to DCC 17.36.170 parcels served by an approved community, non-community, municipal or public water system, but not served by an approved public sewer system, shall have minimum lot area as follows:
 - 1) For a single-unit dwelling, a parcel shall have a minimum lot width of 100 feet and a minimum lot area of 22,000 square feet.
 - 2) For a duplex, a parcel shall have a minimum lot width of 100 feet and a minimum lot area of 33,000 square feet.
- c. For parcels served by an approved community, municipal, or public water and sewer system, the minimum parcel sizes shall be as follows:
 - 1) For a single-unit dwelling, the parcel shall have a lot minimum width of 75 feet and a minimum lot area of 7,500 square feet.
 - 2) For a duplex, the parcel shall have a minimum lot width of 75 feet and a minimum lot area of 10,000 square feet.

2. Subdivisions:

- a. For subdivisions involving multi-unit dwellings, a manufactured dwelling park, a retirement center or a nursing home, all new lots shall be connected to a DEQ permitted wastewater pollution control facility.
- b. For subdivisions involving only single-unit and duplexes the standards set forth in DCC 18.66.020(D)(1) shall apply.

E. Setback Standards

- 1. Front Setback. The front setback shall be 20 feet for a lot line with street frontage on a local street right-of-way, 30 feet for a lot line with street frontage on a collector right-of-way, and 80 feet for a lot line with street frontage on an arterial right-of-way. .

2. Side Setback. A side setback shall be a minimum of five feet and the sum of the side setbacks shall be a minimum of 15 feet, subject to DCC 18.66.020(E)(4). Setback Standards.
3. Rear Setback. The minimum rear setback shall be 20 feet, subject to DCC 18.66.020(E)(4).
4. Exception to Setback Standards. Any new structure requiring a building permit, on a lot or parcel abutting EFU-zoned land receiving special assessment for farm use, shall have a minimum setback of 100 feet from any shared lot line.
5. In addition to the setbacks set forth herein, any greater setbacks required by applicable building or structural codes adopted by the State of Oregon and/or the County under DCC 15.04 shall be met.

HISTORY

Adopted by Ord. [97-003](#) §2 on 6/4/1997
Amended by Ord. [97-063](#) §3 on 11/12/1997
Amended by Ord. [2004-002](#) §13 on 4/28/2004
Amended by Ord. [2020-001](#) §7 on 4/21/2020
Amended by Ord. [2020-010](#) §3 on 7/3/2020
Amended by Ord. [2024-008](#) §9 on 1/7/2025
Amended by Ord. [2025-002](#) §15 on 3/28/2025
Amended by Ord. [2025-009](#) §5 on 7/1/2025
Amended by Ord. [2025-005](#) §7 on 8/19/2025

[Amended by Ord. 2026-006 §5 on 4/22/2026](#)

[18.66.030 Residential-5 Acre Minimum \(TeR5\) District](#)

The purpose of the Terrebonne Residential-5 Acre Minimum District is to retain large rural residential lots or parcels where community sewer and water are not available.

- A. Permitted Uses. The following uses and their accessory uses are permitted outright and do not require site plan review under DCC 18.124:
 1. A single-unit dwelling, or a manufactured dwelling subject to DCC 18.116.070.
 2. A duplex.
 3. Type 1 Home Occupation, subject to DCC 18.116.280.

- 4. Agricultural uses as defined in DCC 18.04, involving:
 - a. Keeping of cows, horses, goats, sheep, or similar farm animals, provided that the total number of such animals over the age of six months is limited to the lot area divided by 20,000 square feet.
 - b. Keeping of chickens, fowl, rabbits, or similar farm animals over the age of six months, provided that the total numbers of such animals does not exceed one for each 500 square feet of lot area.
- 5. Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards of DCC 18.66.070 and 18.116.230.
- 6. Class III road or street project.
- 7. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.

~~8.—Residential home.~~

~~9.8.~~ Temporary Hardship Dwelling, subject to DCC 18.116.090.

B. Uses Permitted Subject to Site Plan Review. The following uses and their accessory uses are permitted, subject to the applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, and DCC 18.124 Site Plan Review, of this title:

- 1. Child care facility and/or preschool.

C. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.116, 18.124, and 18.128:

- 1. Manufactured dwelling park.
- 2. Multi-unit dwelling.
- 3. Retirement center or nursing home.
- 4. Religious institutions or assemblies.
- 5. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
- 6. Public or private school.
- 7. Park.
- 8. Public or semi-public building.

- 9. Utility facility.
- 10. Water supply or treatment facility.
- 11. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
- 12. Surface mining of mineral and aggregate resources in conjunction with the operation and maintenance of irrigation systems operated by an Irrigation District, including the excavation and mining for facilities, ponds, reservoirs, and the off-site use, storage, and sale of excavated material.

~~13. Residential facility.~~

D. Lot Area Requirements. The minimum lot area in the TeR5 District is five acres regardless of the availability of approved community, non-community, municipal, or public water system and public sewer system.

E. Setback Standards.

- 1. Front Setback. The front setback shall be 20 feet for a lot line with street frontage on a local street right-of-way, 30 feet for a lot line with street frontage on a collector right-of-way, and 80 feet for a lot line with street frontage on an arterial right-of-way.
- 2. Side Setback. A side setback shall be a minimum of five feet and the sum of the side setbacks shall be a minimum of 15 feet, subject to DCC 18.66.030(E)(4).
- 3. Rear Setback. The minimum rear setback shall be 20 feet, subject to DCC 18.66.030(E)(4).
- 4. Exception to Setback Standards. Any new structure requiring a building permit, on a lot or parcel abutting EFU-zoned land receiving special assessment for farm use, shall have a minimum setback of 100 feet from any shared lot line.
- 5. In addition to the setbacks set forth herein, any greater setbacks required by applicable building or structural codes adopted by the State of Oregon and/or the County under DCC 15.04 of shall be met.

HISTORY

Adopted by Ord. [97-003](#) §2 on 6/4/1997

Amended by Ord. [97-063](#) §3 on 11/12/1997

Amended by Ord. [2004-002](#) §14 on 4/28/2004
 Amended by Ord. [2020-001](#) §7 on 4/21/2020
 Amended by Ord. [2020-010](#) §3 on 7/3/2020
 Amended by Ord. [2024-008](#) §9 on 1/7/2025
 Amended by Ord. [2025-002](#) §15 on 3/28/2025
 Amended by Ord. [2025-005](#) §7 on 8/19/2025

Amended by Ord. [2026-006](#) §5 on 4/22/2026

18.66.040 Commercial (TeC) District

The Terrebonne Commercial District is intended to allow a range of commercial and limited industrial uses to serve the community and surrounding rural area.

A. Permitted Uses. The following uses and their accessory uses are permitted outright and do not require site plan review under DCC 18.124:

1. A single-unit dwelling or duplex on a lot or parcel existing on June 4, 1997.
2. A manufactured dwelling on a lot or parcel existing on June 4, 1997, subject to DCC 18.116.070.
3. Type 1 Home Occupation, subject to DCC 18.116.280.
4. Class I and II road or street project subject to approval as part of a land partition, subdivision, or subject to the standards of DCC 18.66.070 and 18.116.230.
5. Class III road or street project.
6. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.

~~7. Residential home on a lot or parcel existing on June 4, 1997.~~

~~8.7.~~ Temporary Hardship Dwelling, subject to DCC 18.116.090.

B. Uses Permitted Subject to Site Plan Review. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.66, 18.116, and 18.1248:

1. A building or buildings not exceeding 4,000 square feet of floor area to be used by any combination of the following uses:
 - a. Retail or service business.

- b. Eating or drinking establishment.
 - c. Offices.
 - d. Veterinary clinic and kennel entirely within an enclosed building.
 - e. A dwelling unit permitted outright or conditionally, in the same building as a use permitted by DCC 18.66.040(B)(1).
 - f. Marijuana wholesaling, office only. There shall be no storage of marijuana items or products at the same location.
- 2. Any of the uses allowed under DCC 18.66.040 proposing to occupy more than 4,000 square feet of floor area in a building or buildings, subject to provisions of DCC 18.66.040(E).
 - 3. Child care facility and/or preschool.
- C. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.66, 18.116, 18.124 and 18.128:
- 1. Motel, with a maximum of 35 units, only if served by a community sewer system as defined in OAR 660-22-010(2).
 - 2. Recreational vehicle park.
 - 3. Religious institutions or assemblies.
 - 4. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
 - 5. Public or private school.
 - 6. Park.
 - 7. Public or semi-public building.
 - 8. Medical center in a building or buildings not exceeding 4,000 square feet of floor area.
 - 9. Utility facility.
 - 10. Water supply or treatment facility.
 - 11. Vehicle and trailer sales, service, repair. or rental in a building or buildings not exceeding 4,000 square feet of floor area.

12. Uses listed below carried on in a building or buildings not exceeding 4,000 square feet of floor area with no exterior displays or storage of industrial equipment, industrial vehicles or industrial products:

- a. Manufacturing and production.
- b. Wholesale sales.
- c. Mini-storage.

13. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).

14. Surface mining of mineral and aggregate resources in conjunction with the operation and maintenance of irrigation systems operated by an Irrigation District, including the excavation and mining for facilities, ponds, reservoirs, and the off-site use, storage, and sale of excavated material.

15. Marijuana retailing, subject to the provisions of DCC 18.116.330.

16. Psilocybin service centers, subject to the provisions of DCC 18.116.380.

D. Use Limitations. The following use limitations shall apply to the uses listed in DCC 18.66.040(B) and (C).

- 1. Sewer and Water Requirements. Applicant must obtain approval for an on-site sewage disposal system, or if applicable, obtain a Department of Environmental Quality (DEQ) Waste Water Pollution Control Facility (WPCF) permit before approval or as condition of approval of the land use permit.
- 2. The County shall notify the Terrebonne Domestic Water District of land use actions made under DCC 18.66.

E. Requirements for Large Scale Uses.

1. All uses listed in DCC 18.66.040(B) and 18.66.040(C)(12) may have a total building floor area exceeding 4,000 square feet if the Planning Director or Hearings Body finds:

- a. The use is intended to serve the community and surrounding rural area or the travel needs of people passing through the area;
- b. The use will primarily employ a work force from the community and surrounding rural area; and

c. It is not practical to locate the use in a building or buildings with a floor area of 4,000 square feet or less.

2. For purposes of DCC 18.66.040, the surrounding rural area includes the area described by the Terrebonne zip code, which extends south to the boundary of the Redmond zip code, west to the boundary of the Sisters zip code, east into Crook County to the boundary of the Prineville zip code and north into Jefferson County to include Crooked River Ranch.

F. Design Standards.

Ground Floor Windows. The following criteria for ground floor windows apply to all new commercial buildings in the TeC District except those containing uses listed in DCC 18.66.040(C)(13). The provisions of DCC 18.124 also apply.

1. The window area shall equal at least 50 percent of the length and 25 percent of the height of the ground level wall area. Ground level wall area includes all exterior wall area up to nine feet above the finished grade. The window requirement applies to the ground level of exterior building walls that abut sidewalks or roads.
2. Required window areas shall be windows that allow views into either working areas, lobbies, pedestrian entrances or display windows.

G. Lot Area Requirements. The minimum lot area is 10,000 square feet. In addition, the lot area requirements for this district will be determined by spatial requirements for on-site sewage disposal, required landscaped areas, and off-street parking.

H. Lot Coverage. No lot coverage requirements, provided spatial requirements for parking, sewage disposal, and landscaping are satisfied.

I. Setback Standards.

1. Front Setbacks. The front setback shall be a maximum of 15 feet, except as otherwise allowed by DCC 18.124.070(D)(3). The front setback for buildings may be reduced, but not increased, to the average building setback distance of buildings on abutting lots or parcels.
2. Side Setback. No requirement, subject to DCC 18.66.040(I)(4).
3. Rear Setback. No specific requirements, subject to DCC 18.66.040(I)(4).
4. Exceptions to Setback Standards.

- a. Lot lines abutting a residential district. Any new structure requiring a building permit, sited on a lot or parcel abutting a residential district, shall have a minimum setback of 15 feet from any shared lot line. The required setback shall be increased by one foot for each foot by which the structure height exceeds 20 feet.
- b. Lot lines abutting an EFU zone. Any new structure requiring a building permit, on a lot or parcel abutting EFU-zoned land receiving special assessment for farm use, shall have a minimum setback of 100 feet from any shared lot line.

HISTORY

Adopted by Ord. [97-003](#) §2 on 6/4/1997
Amended by Ord. [97-063](#) §3 on 11/12/1997
Amended by Ord. [2004-002](#) §15 on 4/28/2004
Amended by Ord. [2015-004](#) §3 on 4/22/2015
Amended by Ord. [2016-015](#) §5 on 7/1/2016
Amended by Ord. [2020-001](#) §7 on 4/21/2020
Amended by Ord. [2020-010](#) §3 on 7/3/2020
Amended by Ord. [2021-004](#) §3 on 5/27/2021
Amended by Ord. [2022-014](#) §3 on 4/4/2023
Amended by Ord. [2024-008](#) §9 on 1/7/2025
Amended by Ord. [2025-002](#) §15 on 3/28/2025
Amended by Ord. [2025-005](#) §7 on 8/19/2025

[Amended by Ord. 2026-006 §5 on 4/22/2026](#)

18.66.050 Commercial-Rural (TeCR) District

The Terrebonne Commercial-Rural District allows a mix of commercial and industrial uses common to a farming community.

- A. Permitted Uses. The following uses and their accessory uses are permitted outright and do not require site plan review under DCC 18.124:
 - 1. A single-unit dwelling on a lot or parcel existing on June 4, 1997.
 - 2. A manufactured dwelling on a lot or parcel existing on June 4, 1997, subject to DCC 18.116.070.
 - 3. Type 1 Home Occupation, subject to DCC 18.116.280.

- 4. Class I and II road or street project subject to approval as part of a land partition, subdivision or subject to the standards of DCC 18.66.070 and 18.116.230.
- 5. Class III road or street project.
- 6. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.

~~7. Residential home on a lot or parcel existing on June 4, 1997.~~

~~8-7.~~ _____ Temporary Hardship Dwelling, subject to DCC 18.116.090.

B. Uses Permitted Subject to Site Plan Review. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.66, 18.116, and 18.124:

- 1. A building or buildings not exceeding 4,000 square feet of floor area to be occupied by any combination of the following uses:
 - a. Retail or service business.
 - b. Eating or drinking establishment.
 - c. Office.
 - d. A dwelling unit permitted outright or conditionally, in the same building as a use listed in DCC 18.66.050.
 - e. Marijuana wholesaling, office only. There shall be no storage of marijuana items or products at the same location.
- 2. Any of the uses listed under DCC 18.66.050(B) proposing to occupy more than 4,000 square feet of floor area in a building or buildings, subject to provisions of DCC 18.66.050(E).

C. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.66, 18.116, 18.124 and 18.128:

- 1. Religious institutions or assemblies.
- 2. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
- 3. Park.
- 4. Public or semi-public building.

5. Utility facility.
 6. Water supply or treatment facility.
 7. Vehicle and trailer sales, service, repair, and rental in a building or buildings not exceeding 4,000 square feet of floor area.
 8. Uses listed below carried on in a building or buildings not exceeding 10,000 square feet of floor area to be occupied by any combination of the following uses:
 - a. Manufacturing or production.
 - b. Wholesale sales.
 - c. Mini-storage.
 - d. Truck terminal.
 - e. Farm or contractor equipment storage, sales, service, or repair.
 - f. Uses that require proximity to rural resources, as defined in OAR 660-04-022- (3)(a).
 9. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
 10. Surface mining of mineral and aggregate resources in conjunction with the operation and maintenance of irrigation systems operated by an Irrigation District, including the excavation and mining for facilities, ponds, reservoirs, and the off-site use, storage, and sale of excavated material.
 11. Marijuana retailing, subject to the provisions of DCC 18.116.330.
- D. Use Limitations. The following use limitations shall apply to the uses listed in DCC 18.66.050(B) and (C).
1. Sewer and Water Requirements.
 - a. Applicant must obtain approval for an on-site sewage disposal system, or if applicable, obtain a Department of Environmental Quality (DEQ) Waste Water Pollution Control Facility (WPCF) permit before approval or as condition of approval of the land use permit.
 - b. The County shall notify the Terrebonne Domestic Water District of land use actions made under DCC 18.66.

2. Compatibility.

- a. Any use on a lot or parcel abutting a residential district shall not emit odor, dust, fumes, glare, flashing lights, noise, or similar disturbances perceptible without instruments more than 200 feet in the direction of the affected residential lot or parcel.
- b. Any use expected to generate more than 50 truck-trailer, contractors and/or farm heavy equipment trips per day to and from the subject property shall not locate on a lot or parcel abutting or across a local or collector street from a lot or parcel in a residential district.
- c. No use shall be permitted that has been declared a nuisance by state statute, County ordinance, or a court of competent jurisdiction.
- d. No use requiring an air containment discharge permit shall be approved by the Planning Director or Hearings Body before review by the applicable state or federal permit-reviewing authority. Such uses shall not be located abutting or across a local or collector street from a lot or parcel in a residential district.

3. Traffic and Parking.

- a. A use that generates more than 20 auto or truck trips during the peak hour of the day to and from the premises shall document with facts that the affected transportation facilities are adequate to serve the proposed use, considering the functional classification, capacity, and level of service of the affected transportation facility.
- b. All parking demand generated by uses permitted by DCC 18.66 shall be accommodated entirely on the premises.
- c. Site design shall not require backing of traffic onto a public or private road right-of-way.

4. Additional Requirements. As a condition of approval of any use proposed, the Planning Director or Hearings Body may require:

- a. An increased setback requirement.
- b. Additional off-street parking and loading facilities.
- c. Limitations on signs, lighting, hours of operation, and points of ingress and egress.

d. Additional landscaped buffering and screening improvements.

E. Requirements for Large Scale Uses.

- 1. All uses listed in DCC 18.66.050(B) may be allowed to occupy a floor area exceeding 4,000 square feet if the Planning Director or Hearings Body finds:
 - a. The use is intended to serve the community and surrounding rural area, or the traveling needs of people passing through the area;
 - b. The use will primarily employ a work force from the community and surrounding rural area; and
 - c. It is not practical to contain the proposed use within 4,000 square feet of floor area.
- 2. This provision does not apply to uses listed in DCC 18.66.050(C)(8).
- 3. For purposes of DCC 18.66.050(E), the surrounding rural area described by the Terrebonne zip code, which extends south to the boundary of the Redmond zip code, west to the boundary of the Sisters zip code, east into Crook County to the boundary of the Prineville zip code, and north into Jefferson County to include Crooked River Ranch.

F. Design Standards. Ground Floor Windows. The following criteria for ground floor windows apply to all new commercial buildings in the TeCR District except those containing uses listed in DCC 18.66.050(C)(8). The provisions of DCC 18.124 also apply.

- 1. The window area shall be at least 50 percent of the length of the ground level wall area and 25 percent of height of the ground level wall area. Ground level wall area includes all exterior wall area up to nine feet above the finished grade. The window requirement applies to the ground level of exterior building walls that abut sidewalks or roads.
- 2. Required window areas shall be windows that allow views into either working areas, lobbies, pedestrian entrances or display windows.

G. Lot Area Requirements. The minimum lot area is 10,000 square feet. In addition, lot area requirements for this district shall be determined by spatial requirements for sewage disposal, required landscaped areas, and off-street parking.

H. Lot Coverage Standards.

1. Lot Coverage: No lot coverage requirements, provided spatial requirements for parking, sewage disposal, and landscaping are satisfied.
2. No use listed in DCC 18.66.050(C)(8) that is located abutting or across a local or collector road from a lot or parcel in a residential district shall exceed 70 percent lot coverage, including outside storage, and off-street parking and loading areas.

I. Setback Standards.

1. Front Setback. The front setback shall be a maximum of 15 feet, except as otherwise allowed by DCC 18.124.070(D)(3)(b). The front setback for structures may be reduced, but not increased, to the average building setback distance of existing structures on abutting lots or parcels.
2. Side Setback. No requirement, subject to DCC 18.66.050(I)(4).
3. Rear Setback. No specific requirement, subject to DCC 18.66.050(I)(4).
4. Exceptions to Setback Standards.
 - a. Lot line abutting a residential zone. For all new structures requiring a building permit on a lot or parcel abutting a residential district, the setback shall be a minimum of 15 feet from any shared lot line. The required setback will be increased by one foot for each foot by which the new structure height exceeds 20 feet.
 - b. Lot line abutting an EFU zone. Any structure requiring a building permit on a lot or parcel abutting EFU-zoned land receiving special assessment for farm use, shall have a minimum setback of 100 feet from any shared lot line.

HISTORY

Adopted by Ord. [97-003](#) §2 on 6/4/1997
Amended by Ord. [2001-016](#) §2 on 3/28/2001
Amended by Ord. [2001-039](#) §7 on 12/12/2001
Amended by Ord. [2004-002](#) §16 on 4/28/2004
Amended by Ord. [2015-004](#) §4 on 4/22/2015
Amended by Ord. [2016-015](#) §5 on 7/1/2016
Amended by Ord. [2020-001](#) §7 on 4/21/2020
Amended by Ord. [2021-004](#) §3 on 5/27/2021
Amended by Ord. [2024-008](#) §9 on 1/7/2025

Amended by Ord. [2025-002](#) §15 on 3/28/2025

Amended by Ord. [2025-005](#) §7 on 8/19/2025

Amended by Ord. [2026-006](#) §5 on 4/22/2026

CHAPTER 18.67 TUMALO RURAL COMMUNITY ZONING DISTRICTS

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18.67.020 Residential (TuR) District

The Tumalo Residential (TuR) District allows a mixture of housing types and densities suited to the level of available water and sewer facilities. The purpose of this district is to allow new residential development that is compatible with the rural character of the area.

- A. Permitted Uses. The following uses and their accessory uses are permitted outright and do not require site plan review under DCC 18.124.
1. A single-unit dwelling, or a manufactured dwelling subject to DCC 18.116.070.
 2. A duplex.
 3. Type 1 Home Occupation, subject to DCC 18.116.280.
 4. Agricultural uses as defined in DCC Title 18, involving:
 - a. Keeping of cows, horses, goats, sheep, or similar farm animals, provided that the total number of such animals over the age of six months is limited to the lot area divided by 20,000 square feet.
 - b. Keeping of chickens, fowl, rabbits, or similar farm animals, provided that the total number of such animals over the age of six months does not exceed one for each 500 square feet of lot area.
 5. Class I and II road or street project subject to approval as part of a land partition, subdivision, or subject to the standards of DCC 18.67.080 and 18.116.230.
 6. Class III road or street project.

7. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.

~~8. Residential home.~~

~~9.8.~~ _____ Temporary Hardship Dwelling, subject to DCC 18.116.090.

B. Uses Permitted Subject to Site Plan Review. The following uses and their accessory uses are permitted, subject to the applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, and DCC 18.124 Site Plan Review, of this title:

1. Child care facility and/or preschool.

C. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.67, 18.116, 18.124, and 18.128:

- 1. Multi-unit dwelling.
- 2. Retirement center or nursing home.
- 3. Religious institutions or assemblies.
- 4. Cemetery.
- 5. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
- 6. Public or private school.
- 7. Park.
- 8. Public or semi-public building.
- 9. Utility facility.
- 10. Water supply or treatment facility.
- 11. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
- 12. Surface mining of mineral and aggregate resources in conjunction with the operation and maintenance of irrigation systems operated by an Irrigation District, including the excavation and mining for facilities, ponds, reservoirs, and the off-site use, storage, and sale of excavated material.

~~13. Residential facility.~~

D. Lot Area and Lot Width Requirements.

1. Partitions:

- a. Subject to the provisions of DCC 17.36.170(A), parcels not served by an approved community, non-community, or municipal water system shall have a minimum lot width of 150 feet with a minimum lot area of one acre.
- b. Subject to DCC 17.36.170(A), parcels served by an approved community, non-community, municipal, or public water system, shall have a minimum lot area as follows:
 - 1) For a single-unit dwelling the parcel shall have a minimum lot width of 100 feet and a minimum lot area of 22,000 square feet.
 - 2) For a duplex the parcel shall have a minimum lot width of 100 feet and a minimum lot area of 33,000 square feet.

2. Subdivisions:

- a. For subdivisions involving multi-unit dwellings, a manufactured dwelling park, or a retirement home, all new lots shall be connected to a DEQ-permitted Wastewater Pollution Control Facility.
- b. For subdivisions involving only single-unit dwellings or duplexes the standards set forth in DCC 18.67.020(D)(1) shall apply.

E. Setback Standards.

- 1. Front Setback. The front setback shall be 20 feet for a lot line with street frontage on a local street right-of-way, 30 feet for a lot line with street frontage on a collector right-of-way, and 80 feet for a lot line with street frontage on an arterial right-of-way.
- 2. Side Setback. A side setback shall be a minimum of five feet and the sum of the side setbacks shall be a minimum of 15 feet, subject to DCC 18.67.020(E)(4).
- 3. Rear Setback. The minimum rear setback shall be 20 feet, subject to DCC 18.67.020(E)(4).
- 4. Exception to Setback Standards. Any new structure requiring a building permit, on a lot or parcel abutting EFU-zoned land receiving special

assessment for farm use, shall have a minimum setback of 100 feet from any shared lot line.

HISTORY

Adopted by Ord. [97-033](#) §2 on 6/25/1997

Amended by Ord. [97-063](#) §3 on 11/12/1997

Amended by Ord. [2001-016](#) §2 on 3/28/2001

Amended by Ord. [2001-039](#) §8 on 12/12/2001

Amended by Ord. [2004-002](#) §17 on 4/28/2004

Amended by Ord. [2020-001](#) §8 on 4/21/2020

Amended by Ord. [2020-010](#) §4 on 7/3/2020

Amended by Ord. [2021-013](#) §8 on 4/5/2022

Amended by Ord. [2024-008](#) §10 on 1/7/2025

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Amended by Ord. [2025-005](#) §8 on 8/19/2025

[Amended by Ord. 2026-006 §6 on 4/22/2026](#)

18.67.030 Residential-5 Acre Minimum (TuR5) District

The purpose of the Tumalo Residential-5 Acre Minimum District is to retain large rural residential lots or parcels.

- A. Permitted Uses. The following uses and their accessory uses are permitted outright and do not require site plan review under DCC 18.124.
 - 1. A single-unit dwelling, or a manufactured dwelling subject to DCC 18.116.070.
 - 2. Type 1 Home Occupation, subject to DCC 18.116.280.
 - 3. Agricultural uses as defined in DCC 18.04, involving:
 - a. Keeping of cows, horses, goats, sheep, or similar farm animals, provided that the total numbers of such animals over the age of six months is limited to the lot area divided by 20,000 square feet.
 - b. Keeping of chickens, fowl, rabbits, or similar farm animals over the age of six months, provided that the total numbers of such animals does not exceed one for each 500 square feet of lot area.

- 4. Class I and II road or street project subject to approval as part of a land partition, subdivision, or subject to the standards of DCC 18.67.080 and 18.116.230.
- 5. Class III road or street project.
- 6. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.

~~7. Residential home.~~

~~8.7.~~ _____ Temporary Hardship Dwelling, subject to DCC 18.116.090.

- B. Uses Permitted Subject to Site Plan Review. The following uses and their accessory uses are permitted, subject to the applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, and DCC 18.124, Site Plan Review, of this title:
 - 1. Child care facility and/or preschool.
- C. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.116, 18.124, and 18.128:
 - 1. Religious institutions or assemblies.
 - 2. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
 - 3. Public or private school.
 - 4. Park.
 - 5. Public or semi-public building.
 - 6. Utility facility.
 - 7. Water supply or treatment facility.
 - 8. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
 - 9. Surface mining of mineral and aggregate resources in conjunction with the operation and maintenance of irrigation systems operated by an Irrigation District, including the excavation and mining for facilities, ponds, reservoirs, and the off-site use, storage, and sale of excavated material.
- D. Lot Area Requirements. The minimum lot area is five acres.
- E. Setback Standards.

1. Front Setback. The front setback shall be 20 feet for a lot line with street frontage on a local street right-of-way, 30 feet for a lot line with street frontage on a collector right-of-way, and 80 feet for a lot line with street frontage on an arterial right-of-way.
2. Side Setback. A side setback shall be a minimum of five feet and the sum of the side setbacks shall be a minimum of 15 feet, subject to DCC 18.67.030(E)(4).
3. Rear Setback. The minimum rear setback shall be 20 feet, subject to DCC 18.67.030(E)(4).
4. Exception to Setback Standards. Any new structure requiring a building permit, on a lot or parcel abutting EFU-zoned land receiving special assessment for farm use, shall have a minimum setback of 100 feet from any shared lot line.

HISTORY

Adopted by Ord. [97-033](#) §2 on 6/25/1997
Amended by Ord. [97-063](#) §3 on 11/12/1997
Amended by Ord. [2000-033](#) §11 on 12/6/2000
Amended by Ord. [2001-016](#) §2 on 3/28/2001
Amended by Ord. [2001-039](#) §8 on 12/12/2001
Amended by Ord. [2004-002](#) §18 on 4/28/2004
Amended by Ord. [2020-001](#) §8 on 4/21/2020
Amended by Ord. [2020-010](#) §4 on 7/3/2020
Amended by Ord. [2024-008](#) §10 on 1/7/2025
Amended by Ord. [2025-002](#) §16 on 3/28/2025
Amended by Ord. [2025-005](#) §8 on 8/19/2025
[Amended by Ord. 2026-006 §6 on 4/22/2026](#)

18.67.040 Commercial (TuC) District

The Tumalo Commercial District is intended to allow a range of limited commercial and industrial uses to serve the community and surrounding area.

- A. Permitted Uses. The following uses and their accessory uses are permitted outright and do not require site plan review under DCC 18.124.
 1. A single-unit dwelling or duplex.

2. A manufactured dwelling subject to DCC 18.116.070.
3. Type 1 Home Occupation, subject to DCC 18.116.280.
4. Class I and II road or street project subject to approval as part of a land partition, subdivision, or subject to the standards of DCC 18.67.060 and 18.116.230.
5. Class III road or street project.
6. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.

~~7.—Residential home:~~

~~8.7.~~ _____ Temporary Hardship Dwelling, subject to DCC 18.116.090.

B. Uses Permitted, Subject to Site Plan Review. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.67, 18.116, and 18.124:

1. A building or buildings, none of which exceeds 4,000 square feet of floor area to be used by any combination of the following uses:
 - a. Retail or service business.
 - b. Eating and/or drinking establishment.
 - c. Offices.
 - d. A dwelling unit permitted outright or conditionally, in the same building as a use permitted in DCC 18.67.040.
 - e. Marijuana wholesaling, office only. There shall be no storage of marijuana items or products at the same location.
2. Any of the uses listed under DCC 18.67.040 proposing to occupy more than 4,000 square feet of floor area in a building subject to the provisions of DCC 18.67.040(E).
3. Child care facility and/or preschool.

C. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.116, 18.124, and 18.128:

1. Religious institutions or assemblies.

2. Bed and breakfast inn.
3. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
4. Park.
5. Public or semi-public building.
6. Utility facility.
7. Water supply or treatment facility.
8. Manufactured dwelling/RV park on a lot or parcel in use as a manufactured dwelling park or recreational vehicle park prior to the adoption of PL-15 in 1979 and being operated as of June 12, 1996, as a manufactured dwelling park or recreational vehicle park, including any expansion of such uses on the same lot or parcel as configured on June 12, 1996.
9. The following uses and their accessory uses may be conducted in a building or buildings not to exceed 4,000 square feet of floor area.
 - a. Farm equipment, sales, service, or repair.
 - b. Trailer sales, service, or repair.
 - c. Vehicle service or repair.
 - d. Veterinary clinic.
10. The following uses may be conducted in a building or buildings not to exceed 10,000 square feet of floor area:
 - a. Manufacturing or production.
 - b. Wholesale sales.
 - c. Marijuana retailing, subject to the provisions of DCC 18.116.330.
11. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
12. Surface mining of mineral and aggregate resources in conjunction with the operation and maintenance of irrigation systems operated by an Irrigation District, including the excavation and mining for facilities, ponds, reservoirs, and the off-site use, storage, and sale of excavated material.
13. Psilocybin service centers, subject to the provisions of DCC 18.116.380.

D. Use Limitations. The following use limitations shall apply to the uses listed in DCC 18.67.040(C)(10).

1. Compatibility.

- a. Any use expected to generate more than 50 truck-trailer and/or heavy equipment trips per day to and from the subject property shall not be permitted to locate on a lot or parcel abutting or across a local or collector street from a lot or parcel in a residential district.

2. Traffic and Parking.

- a. A use that generates more than 20 auto or truck trips during the peak hour of the day to and from the premises shall document with facts that the affected transportation facilities are adequate to serve the proposed use, considering the functional classification, capacity, and level of service of the affected transportation facility.
- b. All parking demand generated by uses permitted by DCC 18.67 shall be accommodated entirely on the premises.

E. Requirements for Large Scale Uses.

- 1. All uses listed in DCC 18.67.040(B) may have a total floor area exceeding 4,000 square feet but not greater than 10,000 square feet if the Planning Director or Hearings Body finds:
 - a. The use is intended to serve the community and surrounding rural area, or the traveling needs of people passing through the area;
 - b. The use will primarily employ a work force from the community and surrounding rural area; and
 - c. It is not practical to contain the proposed use within 4,000 square feet of the floor area.
- 2. This provision does not apply to uses listed in DCC 18.67.040(C)(10).
- 3. For the purposes of DCC 18.67.040, the surrounding rural area is described as the following: extending north to the Township boundary between Townships 15 and 16; extending west to the boundary of the public lands managed by the U.S. Forest Service in T16S-R11E; extending south to the south section lines of T17S-R12E sections 4,5,6 and T17S-R11E sections 1,2,3; and extending east to Highway 97.

F. Design Standards. Ground Floor Windows. The following criteria for ground floor windows apply to new buildings in the TuC district except those uses listed in DCC 18.67.040(C)(10) and any residential use. The provisions of DCC 18.124 also apply.

1. The windows must be at least 50 percent of the length of the ground level wall area and 25 percent of height of the ground level wall area. Ground level wall area includes all exterior wall area up to nine feet above the finished grade. The window requirement applies to the ground level of exterior building walls which abut sidewalks or streets.
2. Required window areas shall be either windows that allow views into working areas, lobbies, pedestrian entrances or display windows.

G. Lot Area Requirements. The minimum lot area is 10,000 square feet. In addition, lot area requirements for this district shall be determined by spatial requirements for sewage disposal, required landscaped areas, and off-street parking.

H. Lot Coverage Standards.

1. Lot Coverage: No lot coverage requirements, provided spatial requirements for parking, sewage disposal, and landscaping are satisfied.
2. No use listed in DCC 18.67.040(C)(10) that is abutting or across a local or collector from a lot or parcel in a residential district shall exceed 70 percent lot coverage, including outside storage, and off-street parking and loading areas.

I. Setback Standards.

1. Front Setback. The front setback shall be a maximum of 15 feet, except as otherwise allowed by DCC 18.124.070 (D)(3). The front setback for structures may be reduced, but not increased, to the average setback distance of existing structures on abutting lots or parcels.
2. Side Setback. No requirement, subject to DCC 18.67.040(I)(4).
3. Rear Setback. No specific requirement, subject to DCC 18.67.040 (I)(4).
4. Exceptions to Setback Standards.
 - a. Lot line(s) abutting a residential zone. For all new structures or substantial alterations of a structure requiring a building permit, on a lot or parcel abutting a residential district, the setback shall be a

minimum of 15 feet. The required setback will be increased by one foot for each foot by which the structure height exceeds 20 feet.

- b. Lot line(s) abutting an EFU zone. Any structure requiring a building permit, on a lot or parcel abutting EFU-zoned land receiving special assessment for farm use, shall have a minimum setback of 100 feet from any shared lot line.

HISTORY

- Adopted by Ord. [97-033](#) §2 on 6/25/1997*
- Amended by Ord. [97-063](#) §3 on 11/12/1997*
- Amended by Ord. [2000-033](#) §11 on 12/6/2000*
- Amended by Ord. [2001-016](#) §2 on 3/28/2001*
- Amended by Ord. [2001-039](#) §8 on 12/12/2001*
- Amended by Ord. [2004-002](#) §19 on 4/28/2004*
- Amended by Ord. [2004-013](#) §7 on 9/21/2004*
- Amended by Ord. [2015-004](#) §5 on 4/22/2015*
- Amended by Ord. [2016-015](#) §6 on 7/1/2016*
- Amended by Ord. [2020-001](#) §8 on 4/21/2020*
- Amended by Ord. [2020-010](#) §4 on 7/3/2020*
- Amended by Ord. [2021-004](#) §4 on 5/27/2021*
- Amended by Ord. [2021-013](#) §8 on 4/5/2022*
- Amended by Ord. [2022-014](#) §4 on 4/4/2023*
- Amended by Ord. [2024-008](#) §10 on 1/7/2025*
- Amended by Ord. [2025-002](#) §16 on 3/28/2025*
- Amended by Ord. [2025-005](#) §8 on 8/19/2025*
- [Amended by Ord. 2026-006 §6 on 4/22/2026](#)*

CHAPTER 18.74 RURAL COMMERCIAL ZONE

18.74.010 Purpose

18.74.020 Uses Permitted; Deschutes Junction And Deschutes River Woods Store

18.74.025 Uses Permitted; Spring River

18.74.027 Uses Permitted; Pine Forest And Rosland

18.74.030 Development Standards

18.74.050 Maps

...

18.74.020 Uses Permitted; Deschutes Junction And Deschutes River Woods Store

A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright and do not require site plan review under DCC 18.124:

1. A single-unit dwelling.
2. A manufactured dwelling subject to DCC 18.116.070.
3. A duplex.
4. Type 1 Home Occupation, subject to DCC 18.116.280.
5. Agricultural uses.
6. Class I and II road or street project subject to approval as part of a land partition or subdivision, or subject to the standards and criteria established in DCC 18.116.230.
7. Class III road or street project.
8. A lawfully established use existing as of 11/05/2002, the date this chapter was adopted, not otherwise permitted by this chapter.

~~9. Residential home.~~

~~10.9.~~ Temporary Hardship Dwelling, subject to DCC 18.116.090.

B. Uses Permitted Subject to Site Plan Review. The following uses and their accessory uses are permitted subject to the applicable provisions of this chapter and DCC 18.116 and 18.124:

1. A building or buildings not exceeding 2,500 square feet of floor area to be used by any combination of the following uses.
 - a. Restaurant, café, or delicatessen.

- b. Grocery store.
 - c. Tavern.
 - d. Retail sporting goods and guide services.
 - e. Barber and beauty shop.
 - f. General store.
 - g. Video store.
 - h. Antique, art, craft, novelty, and second hand sales if conducted completely within an enclosed building.
2. Expansion of a nonconforming use listed under section B(1)(a-h), existing as of 11/05/2002, the date this chapter was adopted, shall be limited to 2,500 square feet of floor area or 25 percent of the floor area of the building as of said date, whichever is greater.
3. A building or buildings not exceeding 3,500 square feet of floor area to be used by any combination of the following uses.
- a. Retail sales of agricultural or farm products.
 - b. Farm machinery sales and repair.
 - c. Kennel.
 - d. Veterinary clinic.
 - e. Automobile service station and repair garage, towing service, fuel storage, and sales.
 - f. Public or semi-public use.
 - g. A dwelling unit permitted outright or conditionally, in the same building as a use permitted by this chapter.
 - h. Park or playground.
4. Expansion of a nonconforming use listed under section B(3)(a-h), existing as of 11/05/2002, the date this chapter was adopted, shall be limited to 3,500 square feet of floor area or 25 percent of the floor area of the building as of said date, whichever is greater.

C. Uses Permitted Subject to Site Plan Review. The following uses and their accessory uses are permitted, subject to the applicable provisions of this chapter, DCC 18.116, Supplementary Provisions, and DCC 18.124, Site Plan Review, of this title:

- 1. Child care facility and/or preschool.

D. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable provisions of this chapter and DCC 18.116, 18.124, and 18.128:

- 1. A building or buildings not exceeding 3,500 square feet of floor area to be used by any combination of the following uses.
 - a. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
 - b. Utility facility.
 - c. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
 - d. Religious institutions or assemblies.
 - e. School.
- 2. Recreational vehicle park
- 3. Mini-storage facilities limited to 35,000 square feet in size.
- 4. Marijuana retailing, subject to the provisions of DCC 18.116.330.
- 5. Psilocybin service centers, subject to the provisions of DCC 18.116.380.

HISTORY

Adopted by Ord. [2002-019](#) §2 on 8/7/2002
Amended by Ord. [2004-002](#) §20 on 4/28/2004
Amended by Ord. [2008-008](#) §1 on 3/18/2008
Amended by Ord. [2015-004](#) §7 on 4/22/2015
Amended by Ord. [2016-015](#) §7 on 7/1/2016
Amended by Ord. [2020-001](#) §9 on 4/21/2020
Amended by Ord. [2020-010](#) §5 on 7/3/2020
Amended by Ord. [2021-013](#) §9 on 4/5/2022
Amended by Ord. [2022-014](#) §5 on 4/4/2023
Amended by Ord. [2024-008](#) §11 on 1/7/2025
Amended by Ord. [2025-002](#) §17 on 3/28/2025
Amended by Ord. [2025-005](#) §9 on 8/19/2025

Amended by Ord. 2026-006 §7 on 4/22/2026

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CHAPTER 18.108 URBAN UNINCORPORATED COMMUNITY ZONE; SUNRIVER

18.108.010 Purpose

18.108.020 Standards For All Districts

18.108.030 Single Unit Residential; RS District

18.108.040 Multiple Unit Residential; RM District

18.108.050 Commercial; C District

18.108.055 Town Center; TC District

18.108.060 Resort; R District

18.108.070 Resort Marina; RA District

18.108.080 Resort Golf Course; RG District

18.108.090 Resort Equestrian; RE District

18.108.100 Resort Nature Center; RN District

18.108.110 Business Park; BP District

18.108.120 Community General; CG District

18.108.130 Community Recreation; CR District

18.108.140 Community Limited; CL District

18.108.150 Community Neighborhood; CN District

18.108.160 Airport; A District

18.108.170 Utility; U District

18.108.175 Utility; U District/Limited Use Combining District

18.108.180 Forest; F District

18.108.190 Flood Plain; FP Combining District

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18.108.030 Single Unit Residential; RS District

A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright:

1. Single-unit dwelling.
2. Recreational path.

~~3. Residential home.~~

~~4.3.~~ Temporary Hardship Dwelling, subject to DCC 18.116.090.

B. Conditional Uses Permitted. The following uses may be permitted subject to DCC 18.128 and a conditional use permit:

1. Park, playground, and picnic and barbecue area.

2. Fire station.
 3. Library.
 4. Museum.
 5. Health and fitness facility.
 6. Utility substations or pumping stations with no equipment storage or sewage treatment facilities.
 7. Temporary subdivision sales office.
 8. Community building.
 9. Religious institutions or assemblies.
- C. Height Regulations. No structure shall be hereafter erected, enlarged or structurally altered to exceed 30 feet in height, except as allowed under DCC 18.120.040.
- D. Lot or Parcel Requirements. The following lot or parcel requirements shall be observed, provided that the Planning Director or Hearings Body may allow smaller lots or parcels approved pursuant to DCC Title 18 and consistent with the Comprehensive Plan designations for preservation of forested area or significant rock outcroppings when these lots or parcels are internal to the subdivision or after a hearing if they are located on the edge of the new plat.
1. Lot Area. A lot or parcel shall have a minimum lot area of 6,000 square feet..
 2. Lot Width. A lot or parcel shall have a minimum lot width of 60 feet, except that a lot or parcel with more than one front lot line shall have a minimum lot width of 70 feet.
 3. Street Frontage. Every lot or parcel shall have a minimum street frontage of 50 feet, except that on an approved cul-de-sac this may be reduced to 30 feet.
 4. Front Setback. The front setback shall be a minimum of 20 feet.
 5. Side Setback. A side setback shall be a minimum of five feet for structures up to 21 feet in height. All structures greater than 21 feet in height shall have a minimum side setback of 7.5 feet, including additions thereto.
 6. Rear Setback. The rear setback for properties which do not have a common area abutting the rear lot line shall be a minimum of 25 feet. The rear setback is zero for properties with a rear lot line which abuts a common area that is

50 feet or greater in depth. The rear setback for properties with a rear lot line which abuts a common area less than 50 feet in depth shall be calculated at six inches for every one foot less than 50 feet. The depth of the common area abutting the rear lot line shall be determined to be the average depth of the common area when measured at 90 degree angles at 10 foot intervals along the entire length of the rear lot line.

7. Lot Coverage. Lot coverage shall not exceed 35 percent of the lot area.

HISTORY

- Repealed & Reenacted by Ord. [97-078](#) §2 on 12/31/1997*
- Amended by Ord. [98-035](#) §2 on 6/10/1998*
- Amended by Ord. [2004-013](#) §11 on 9/21/2004*
- Amended by Ord. [2020-001](#) §12 on 4/21/2020*
- Amended by Ord. [2024-008](#) §13 on 1/7/2025*
- Amended by Ord. [2025-002](#) §26 on 3/28/2025*
- Amended by Ord. [2025-005](#) §10 on 8/19/2025*

[Amended by Ord. 2026-006 §8 on 4/22/2026](#)

[18.108.040 Multiple Unit Residential; RM District](#)

A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright subject to the applicable provisions of DCC 18.116, DCC 18.124, and DCC Title 17:

1. A duplex.
2. Multi-unit dwellings and dwelling unit groups, including townhouses and condominiums.
3. Uses permitted outright in the RS District.
4. Recreational path.

~~5.—Residential home.~~

~~6.—Residential facility.~~

~~7.5.~~ Type 1 Home Occupation, subject to DCC 18.116.280.

B. Conditional Uses Permitted. The following conditional uses may be permitted subject to DCC 18.116, 18.124, and 18.128:

1. Park, playground, and picnic and barbecue area.

- 2. Fire station.
- 3. Library.
- 4. Museum.
- 5. Utility substations or pumping stations with no equipment storage or sewage treatment facilities.
- 6. Off-street parking lots when abutting a less restrictive zoning district.
- 7. Community center.
- 8. Religious institutions or assemblies.
- 9. Temporary sales office for on-site dwelling units.
- 10. Interval ownership and/or time-share unit or the creation thereof.
- 11. Health and fitness facility. Height Regulations. No structure shall be hereafter erected, enlarged or structurally altered to exceed 30 feet in height.

C. Lot or Parcel Requirements. The following lot or parcel requirements shall be observed:

1. Duplexes and multi-unit dwellings

- a. Lot Area. Every lot or parcel shall have a minimum lot area of 5,000 square feet for the first dwelling unit, plus the following minimum lot area based upon the number of bedrooms per additional dwelling unit in the following table:

Studio or Efficiency	750 sq. ft.
1 Bedroom	1,000 sq. ft.
2 Bedrooms	1,500 sq. ft.
3 Bedrooms	2,250 sq. ft.
4 Bedrooms	2,500 sq. ft.

- b. The overall density shall not exceed eight dwelling units per acre.
- c. Lot Width. Every lot or parcel shall have a minimum lot width of 50 feet.

- d. Frontage. Every lot or parcel shall have a minimum street frontage of 50 feet, except that on an approved cul-de-sac this may be reduced to 30 feet.
- e. Front Setback. The front setback shall be a minimum of 10 feet.
- f. Side Setback. There shall be a minimum side setback of five feet and the sum of the side setbacks shall be a minimum of 15 feet. The side setbacks shall be increased by one-half foot for each foot by which the structure height exceeds 15 feet.
- g. Rear Setback. The rear setback shall not be less than five feet. The rear setback shall be increased by one-half foot for each foot by which the structure height exceeds 15 feet.
- h. Lot Coverage. Lot coverage shall not exceed 40 percent of the total lot area..

2. Townhouses, condominiums, and zero lot line dwelling units:

- a. There shall be no minimum lot area for townhouse, condominium, and zero lot line dwelling unit developments, provided, however, that the overall density shall not exceed eight dwelling units per acre.
- b. Setbacks. Setbacks, lot widths, and lot coverage shall be determined at the time of site plan approval.

3. Single-Unit Dwellings:

- a. Lot widths, setbacks, and lot coverage shall be the same as provided in the RS District, provided that the overall density shall not exceed eight dwelling units per acre.

D. Off-Street Parking. Off-street parking shall be provided for a minimum of two cars per dwelling unit.

HISTORY

Repealed & Reenacted by Ord. [97-078](#) §2 on 12/31/1997

Amended by Ord. [99-036](#) §1 on 12/15/1999

Amended by Ord. [2004-002](#) §22 on 4/28/2004

Amended by Ord. [2020-001](#) §12 on 4/21/2020

Amended by Ord. [2025-002](#) §25 on 3/28/2025

Amended by Ord. [2025-009](#) §9 on 7/1/2025

Amended by Ord. 2026-006 §8 on 4/22/2026

18.108.050 Commercial; C District

- A. Uses Permitted Outright. Any combination of the following uses and their accessory uses are permitted outright in the C district, subject to the applicable provisions of DCC 18.116 and DCC 18.124.
1. Recreational path.
 2. Ambulance service.
 3. Library.
 4. Religious institutions or assemblies.
 5. Bus stop.
 6. Community center.
 7. A building or buildings each not exceeding 8,000 square feet of floor area including any combination of:
 - a. Retail/rental store, office, and service establishment.
 - b. Art galleries
 - c. Dry cleaner and/or self-service laundry establishment.
 - d. Radio and television sales and service.
 - e. Radio and television broadcasting studios and facilities, except towers.
 - f. Restaurant, bar and cocktail lounge, including entertainment.
 - g. Automobile service station.
 - h. Technical and business school.
 - i. Catering establishment.
 - j. Crafts in conjunction with retail sales (occurring on premises, such as stained glass/pottery, etc.).
 - k. Medical and dental clinic, office and laboratory.
 - l. Theater not exceeding 4,000 square feet of floor area.

- m. Marijuana wholesaling, office only. There shall be no storage of marijuana items or products at the same location.
- 8. Multi-unit dwellings, subject to the provisions of DCC 18.108.050(C)(1).
- 9. Dwelling units constructed in the same building as a commercial use, subject to the provisions of DCC 18.108.050(C)(2).
- 10. Post Office.
- 11. Administrative and office facility associated with a community association or community use.
- 12. Police facility.

~~13. Residential facility.~~

- B. Conditional Uses Permitted. The following conditional uses may be permitted subject to DCC 18.116, 18.124, and 18.128.
 - 1. Public buildings and public utility buildings and structures.
 - 2. Club, lodge, or fraternal organization.
 - 3. Commercial off-street parking lot.
 - 4. Bus passenger station.
 - 5. Interval ownership and/or time-share unit or the creation thereof.
 - 6. Miniature golf.
 - 7. Bed and breakfast inn.
 - 8. Inn.
 - 9. A building or buildings each not exceeding 8,000 square feet of floor area including any combination of:
 - a. Bowling alley.
 - b. Car wash.
 - c. Dancing or music school, nursery school, kindergarten, and day-care facility.
 - d. Theater exceeding 4,000 square feet in floor area.

- e. Veterinary clinic or kennel operated entirely within an enclosed building.
- f. Automotive repair and maintenance garage, or tire store, provided the business is wholly conducted within an enclosed building.
- g. Marijuana retailing, subject to the provisions of DCC 18.116.330.

10. Psilocybin service centers. subject to the provisions of DCC 18.116.380.

C. Use Limits.

1. Multi-unit dwellings, allowed on the nine acres vacant as of December 31, 1997, in the C District, shall be subject to the provisions of DCC 18.108.040(C) and (D), and the following requirements:

- a. No dwelling unit shall have more than three bedrooms.
- b. Individual dwelling units shall not exceed 2,250 square feet of floor area.
- c. One off-street parking space shall be provided for each bedroom within each dwelling unit, with a maximum of two spaces allowed per dwelling unit.

2. Dwelling units constructed in the same building as a commercial use developed in the C district shall be subject to the following requirements:

- a. Dwelling units shall be developed above first floor commercial use.
- b. No dwelling unit shall have more than two bedrooms.
- c. Individual dwelling units shall not exceed 850 square feet of floor area.
- d. One off-street parking space shall be provided for each bedroom within each dwelling unit.

3. Uses permitted either outright or conditionally in the C District shall not involve the transport of chemicals which would present a significant hazard.

D. Special Requirements for Large Scale Uses. Any of the uses listed in DCC 18.108.050(A)(7) or DCC 18.108.050(B)(10) may be allowed in a building or buildings each exceeding 8,000 square feet of floor area if the Planning Director or Hearings Body finds:

1. That the intended customers for the proposed use will come from the community and surrounding rural area, or the use will meet the needs of the people passing through the area. For the purposes of DCC 18.108.050(D), the surrounding rural area shall be that area identified as all property within five miles of the boundary of the Sunriver Urban Unincorporated Community;
 2. The use will primarily employ a work force from the community and surrounding rural area; and
 3. That it is not practical to locate the use in a building or buildings under 8,000 square feet of floor area.
- E. Height Regulations. No structure shall be hereafter erected, enlarged or structurally altered to exceed 30 feet in height.
- F. Lot or Parcel Requirements. The following lot or parcel requirements shall be observed:
1. Lot Area. No requirements.
 2. Lot Width. Minimum of 100 feet.
 3. Front Setback. The front setback shall be a minimum of 10 feet.
 4. Side Setback. None, except when a side lot line is abutting a lot or parcel in an RS or RM District, and then the side setback shall be a minimum of 10 feet. The required side setbacks shall be increased by one-half foot for each foot by which the structure height exceeds 20 feet.
 5. Rear Setback. None, except when a rear lot line is abutting a lot or parcel in an RS or RM District, and then the rear setback shall be a minimum of 10 feet. The required rear setback shall be increased by one-half foot for each foot by which the structure height exceeds 20 feet.
 6. Lot Coverage. No requirements.

HISTORY

Repealed & Reenacted by Ord. [97-078](#) §2 on 12/31/1997

Amended by Ord. [98-016](#) §1 on 3/11/1998

Amended by Ord. [2003-026](#) §1 on 7/9/2003

Amended by Ord. [2015-004](#) §9 on 4/22/2015

Amended by Ord. [2016-015](#) §9 on 7/1/2016

Amended by Ord. [2020-001](#) §12 on 4/21/2020

Amended by Ord. [2022-014](#) §7 on 4/4/2023

Amended by Ord. [2024-008](#) §13 on 1/7/2025

Amended by Ord. [2025-002](#) §26 on 3/28/2025

Amended by Ord. [2026-006](#) §8 on 4/22/2026

18.108.055 Town Center; TC District

A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright in the TC District, subject to the applicable provisions of DCC 18.116 and DCC 18.124.

1. Park or plaza.
2. Library.
3. Community center.
4. Visitors center.
5. A building, or buildings each not exceeding 8,000 square feet of floor area, unless approved as a Large Scale Use pursuant to DCC 18.108.055(C), including any of the following uses:
 - a. Retail/rental store, office, civic and service establishment.
 - b. Grocery store.
 - c. Art gallery.
 - d. Restaurant, bakery, delicatessen, pub, cocktail lounge, including entertainment.
 - e. Health care service including medical and dental clinic, office, pharmacy, and laboratory but excluding nursing homes.
 - f. Health & fitness facility.
 - g. Barber, beauty shop or spa.
 - h. Child care center, preschool, and daycare facility.
 - i. Bank.
 - j. Post office.
 - k. Veterinary clinic (without animal boarding facilities).

- l. Crafts in conjunction with retail sales (occurring on premises such as sculpture, stained glass, pottery, etc.).
 - m. Meeting room, convention and banquet facility.
 - n. Property sales, mortgage, management or rental office.
 - o. Movie theater.
6. Multi-Unit Dwelling, subject to paragraphs (E)(1) and (2).
7. Developed recreational facilities, outdoors or in a building or buildings each not exceeding 8,000 square feet of floor area, unless approved as a Large Scale Use pursuant to DCC 18.108.055(C), including, but not limited to the following facilities:
- a. Indoor and outdoor swimming pools.
 - b. Ice skating rink.
 - c. Indoor and outdoor tennis courts.
 - d. Indoor and outdoor basketball court or other ball field.
 - e. Physical fitness facilities.
 - f. Park, playground, and picnic and barbeque area.
 - g. Walkways, bike paths, jogging paths.
 - h. Bowling alley.
 - i. Arcade.
8. Hotel with up to 100 hotel units in a single building.
9. Mixed Use Structure, subject to the rules of DCC 18.108.055(E)(3) and a limit of 8,000 square feet of floor area for commercial uses listed in DCC 18.108.055(A)(5) or recreational uses listed in DCC 18.108.055(A)(7), unless said uses are approved as large scale uses pursuant to DCC 18.108.055(C).

~~10-Residential Facility:~~

~~11.10.~~ Senior housing/assisted living or active adult development, excluding nursing homes.

~~12.11.~~ Townhomes, subject to paragraphs (E)(1) and (2).

~~13.12.~~ 13.12. Accessory uses to uses permitted outright, including, but not limited to, parking facilities, private roads, storage facilities, trash receptacles and recycling areas.

~~14.13.~~ 14.13. Similar uses to those allowed outright, provided they are approved by the County in the decision approving the Conceptual Site Plan described in DCC 18.108.055(K).

~~15.14.~~ 15.14. Religious institutions or assemblies.

B. Conditional Uses Permitted. The following conditional uses may be permitted pursuant to the provisions of DCC 18.116, 18.124, and 18.128.

1. Public buildings and public utility buildings and structures.
2. Bed and breakfast inn.
3. Ambulance service.
4. Fire station.
5. Police station.
6. Bus passenger station.
7. Live/work dwelling units.
8. Stand-alone parking structure.
9. Accessory uses to the above-listed conditional uses.
10. Marijuana retailing, subject to the provisions of DCC 18.116.330.
11. Psilocybin service centers, subject to the provisions of DCC 18.116.380.

C. Special Requirements for Large Scale Uses. Any of the uses listed in DCC 18.108.055(A)(5) or (A)(7) may be allowed in a building or buildings each exceeding 8,000 square feet of floor area if the Planning Director or Hearings Body finds:

1. That the intended customers for the proposed use will come from the Sunriver community and surrounding rural area. The surrounding rural area is the area identified as all property within five miles of the boundary of the Sunriver Urban Unincorporated Community; and/or
2. The use will meet the needs of the people passing through the area.

D. Form of Ownership/List of Uses.

1. Any lawful form of ownership is allowed in the TC District.
2. The listing of uses permitted in the TC District is not intended to prohibit other uses allowed elsewhere in Sunriver.
3. When a general use listed in the TC District includes a use or type of ownership that is more specifically described in another zone in Sunriver, the specific listing elsewhere does not prohibit that use from being conducted in the TC District.

E. Use Limits.

1. Commercial uses, except for Type 1 home occupations as defined in DCC 18.116.280, are not allowed in Multi-Unit Dwellings or Townhomes..
2. Notwithstanding subsection (E)(1), above, the following uses are allowed in Multi-Unit Dwellings or Townhomes:
 - a. Live/work dwelling units.
 - b. Lock-off areas.
 - c. Accessory uses to the residential use of the building, such as parking and storage areas.
3. In a Mixed Use Structure, any ground floor unit that has primary frontage along a public plaza approved as part of a Conceptual Site Plan shall be used only for commercial, recreational, or community/governmental uses, but not for hotel units.
4. A live/work dwelling unit is subject to the following conditions.
 - a. One or more walls of the dwelling unit abut another residential or commercial building.
 - b. The first floor above the garage is the ground floor, where a parking garage is provided below a dwelling unit, below the average finished grade and is completely obscured from view on at least one side of the building.
 - c. The commercial area of the live/work dwelling unit may not exceed fifty percent (50%) of the square footage of the entire unit, excluding the garage.

- d. The commercial area shall not exceed 8,000 square feet of floor area in combination with other commercial uses in the same building unless the building has been approved as a part of a Large Scale Use pursuant to DCC 18.108.055(C).

F. Height Regulations.

1. Except as provided in subsection (2), below, no Mixed Use Structure shall be erected, enlarged, or structurally altered to exceed 60 feet in height.
2. One Mixed Use Structure shall be permitted with a maximum height not to exceed 75 feet in height, so long as the building footprint of that portion of said structure that exceeds 60 feet in height is not greater than 40,000 square feet of the structural footprint.
3. Townhomes may not exceed 40 feet in height.
4. Multi-Unit Dwellings that are not Mixed Use Structures may not exceed 50 feet in height.
5. The height of all other structures for uses other than those described in subsections (F)(1)-(4), above, may not exceed 45 feet in height.
6. Where a parking garage is provided beneath buildings or structures described in subsection (F)(1) and (2), above, the height of the structure shall be measured from the highest point of the roof to one of the following points:
 - a. A point equal to the elevation of the highest abutting sidewalk or finished grade within a five foot horizontal distance of the exterior wall of the building when such sidewalk or finished grade is not more than 10 feet above the lowest elevation adjacent to the building; or
 - b. A point equal to the elevation that is 10 feet higher than the lowest finished grade from the sidewalk or ground surface described in subsection (a), above, when the sidewalk or ground surface described in subsection (a) is more than 10 feet above lowest finished grade adjacent to the building.
7. Projections and architectural elements such as chimneys, spires, clock towers, skylights, atriums, flag poles, mechanical equipment, and screens and other similar items that do not add habitable interior floor area may be allowed to exceed the height limit by a maximum of 10 feet.

- 8. Structures that comply with the height limitations of this subsection also comply with the view protection requirement imposed by DCC 18.124.060(A).

G. Lot or Parcel Requirements. The following lot or parcel requirements shall be observed.

- 1. Front setback: the front setback shall be a minimum of 10 feet.
 - a. Where a lot or parcel has more than one front lot line, only one front setback area must meet the 10 feet minimum.
 - b. Below-grade parking structures that are built under private streets do not need to meet front setback requirements.
- 2. Side setback: 0 feet.
- 3. Rear setback: 0 feet.
- 4. Street Frontage: 0 feet.
- 5. Road Access.
 - a. Each lot or parcel shall have access to any required parking areas and driveways, and to a private road, via a perpetual easement recorded for the benefit of the subject lot or parcel.

H. District Setback.

- 1. All development, including structures and sight-obstructing fences over three feet in height, shall be set back from exterior TC District boundaries by the following distances:
 - a. Where the TC District boundary borders an RS or RM District, the minimum setbacks will be:
 - 1) 15 feet from the TC District boundary for any portion of a structure that is 45 feet or lower.
 - 2) 20 feet from the TC District boundary for any portion of a structure that is over 45 feet in height and that does not exceed 50 feet in height.
 - 3) 50 feet from the TC District boundary for any portion of a structure that is over 50 feet in height.

- b. Where the TC District boundary borders a CL District, the minimum setbacks will be:
 - 1) Five feet from the TC District boundary for any portion of a structure that is 45 feet or lower.
 - 2) 10 feet from the TC District boundary for any portion of a structure that is over 45 feet in height and that does not exceed 50 feet in height.
 - 3) 20 feet from the TC District boundary for any portion of a structure that is over 50 feet in height and that does not exceed 60 feet in height.
 - 4) 50 feet from the TC District boundary for any portion of a structure that is over 60 feet in height.
- c. Where the TC District boundary borders any other zoning district, the minimum setback will be:
 - 1) 10 feet from the TC District boundary for any portion of a structure that is 45 feet in height or lower.
 - 2) 15 feet from the TC District boundary for any portion of a structure that is over 45 feet in height and that does not exceed 50 feet in height.
 - 3) 20 feet from the TC District boundary for any portion of a structure that is over 50 feet in height.

2. Items allowed in the District Setback include, but are not limited to, parking, roads, signage, pedestrian pathways, street trees, planters, driveways, landscaping, and outdoor seating.

I. Floor Area Ratio.

- 1. The maximum Floor Area Ratio in the TC District is 1.0.
- 2. Floor Area Ratio is determined by dividing the floor area of all floors of all buildings that are proposed by a Conceptual Site Plan by the land area to be bound by the Conceptual Site Plan.
- 3. The following areas are not a part of the “floor area of all buildings”:

- a. Below-grade parking garages and mechanical rooms and storage areas located on the same floor as the parking garage.
- b. Crawl spaces and attics that are not suited to human occupancy.

J. Zone Coverage.

1. The total square footage of the structural footprints of buildings and enclosed structures is limited to fifty percent (50%) of the gross acreage bound by a Conceptual Site Plan in the TC District.
2. The total square footage of the structural footprints of Multi-Unit Dwellings and Townhome buildings allowed by DCC 18.108.055(A)(6) and (12) is limited to a maximum of twenty percent (20%) of the gross acreage of the TC District.
3. When calculating the structural footprint, buildings and enclosed structures include any deck that is more than 12 inches above finished grade and all areas within any screened enclosure permanently affixed to the ground.
4. The following are not included as building or structures for purposes of calculating structural footprint:
 - a. Eaves and any driveway, road, walkway, deck, patio, plaza, or porch that is 12 inches or less above finished grade (except with affixed improvements that exceed 12 inches); and
 - b. Parking areas on or below finished grade.

K. Conceptual Site Plan.

1. Prior to or concurrent with approval of a site plan or conditional use permit, an applicant must file for approval of a Conceptual Site Plan.
2. A Conceptual Site Plan shall provide a master plan that depicts the approximate location of all of the applicant's proposed land uses.
3. All land owned or controlled by the applicant in the TC District must be shown on and will be bound by the applicant's Conceptual Site Plan.
4. A Conceptual Site Plan application must include all of the following information:
 - a. Types of uses.
 - b. Site circulation.

- c. Pedestrian Facilities.
- d. Traffic impact study, as described in DCC 17.16.115.
- e. The following additional information:
 - 1) An analysis of site access points to Abbott Drive and Beaver Drive by a registered professional engineer who specializes in traffic analysis work that describes operational, capacity and sight distance issues of those access points and the impact of Conceptual Site Plan development on those access points.
 - 2) Identification of street system improvements needed to support the proposed development based on the information provided by the reviews required by this subsection (d).
 - 3) A schedule for the construction of needed street improvements, if any, keyed to development benchmarks.
- f. Approximate location of phase boundaries, if phased development is proposed, and notation of the phasing sequence.
- g. The projected location and projected range of building or structure size, in square feet, for commercial uses.
- h. The projected location and projected range of the number of dwelling units for residential use.
- i. The projected location and approximate size, in square feet, of plazas and public gathering areas.
- j. Elevations throughout the site that represent general elevations of each use.
 - 1) Examples of uses for which such elevations should be shown on the Conceptual Site Plan are residential, hotel or commercial structures, pedestrian plazas, parking areas, road intersections, and at length along all roadways.
 - 2) Such elevations must show existing and projected finished elevations.
- k. The projected structural footprint and location of new buildings or parking areas. The exact structural footprints and locations of

buildings and parking areas shall be determined during site plan review.

- l. Existing uses on lands owned or controlled by persons other than the applicant.
5. A Conceptual Site Plan shall be approved if it demonstrates that future development is located on the subject property so that, in addition to the requirements of DCC 18.108.055, the following standards can be met at the time of site plan review:
 - a. DCC 23.40.025; and
 - b. DCC 18.124.060 (A) - (E) and (I); interpreted as described in DCC 23.40.025(E)(1)(d)(3).
 6. Approval of a Conceptual Site Plan does not authorize uses or development.
 7. An applicant shall commence development within five years of the date of final approval of the Conceptual Site Plan unless an extension of the duration of approval of the Conceptual Site Plan has been granted pursuant to DCC 22.36.010(C).
 8. Substantial construction of a Conceptual Site Plan development, for purposes of DCC 22.36.020(A)(2), occurs when the first building authorized by the Plan has been substantially constructed, as defined by DCC 22.36.020(B).

L. Application and approval process.

1. A site plan or conditional use application shall be consistent with the Conceptual Site Plan with the following exceptions.
 - a. Existing structures or features can be used or altered to meet the requirements of subsections (5) and (10)-(13) of this subsection.
 - b. If the existing structures or features were included in a site plan approval under DCC 18.108.055 and the existing structures or features are proposed to be altered by subsequent site plan, that subsequent site plan must demonstrate compliance with the requirements of subsections (5) and (10)-(13) of this subsection.
2. A site plan application shall include the number of all uses by type, their ITE code and their pm peak hour trips.

3. Each site plan, cumulatively with any previously approved site plan, shall demonstrate that the development will not generate traffic at a rate that will exceed the number of pm peak hour vehicle trips for residential and commercial uses assumed in the traffic study required by subsection (K)(4) above.
4. Adjustments may be made to building locations, sizes, structural footprints, unit counts and phase boundaries shown on the Conceptual Site Plan during site plan review if such adjustments do not constitute a change requiring modification of approval of the Conceptual Site Plan pursuant to DCC 22.36.040.
5. An applicant seeking site plan approval shall demonstrate that, when the development that is subject to the site plan approval is complete, a ratio of 150 square feet of commercial space to one dwelling unit will be met.
6. The term “dwelling unit” used in subsection (5), above, includes:
 - a. All hotel units and residential dwelling units, including Multi-Unit Dwellings and Townhomes.
 - b. Lock-off Areas shall be counted as a half dwelling unit for purposes of calculating the ratio described in subsection (5), above.
7. The development in the TC District, cumulatively with any previously approved site plan, must meet the ratio in subsection (5) above.
8. When a second or subsequent site plan is approved a commercial area shown on a prior site plan may be counted toward meeting the required ratio in Subsection (5) above only if construction of the commercial area approved on a prior site plan has been commenced.
9. The site plan shall include the projected finished and existing grade elevations of the site indicating every foot of elevation change on the subject property.
10. Each site plan, cumulatively with all previously approved site plans, shall demonstrate compliance with the fifteen percent (15%) lot area landscaping requirement of DCC 18.124.070(B)(1)(a).
 - a. Landscape areas existing as of the adoption of Ordinance 2008-105 may be used to determine compliance with the fifteen percent (15%) rule as long as the existing landscaping is included in the site plan.

b. In the TC District, plazas available to the public may be included to demonstrate compliance with the fifteen percent (15%) landscaping requirement.

11. Each site plan, cumulatively with all previous site plans, shall demonstrate compliance with the FAR requirements of DCC 18.108.055(I).

12. Each site plan, cumulatively with all previously approved site plans, shall demonstrate compliance with the recreation space requirements of DCC 18.124.070(A)(2).

13. Each site plan, cumulatively with all previously approved site plans, shall demonstrate compliance with the zone coverage requirements of DCC 18.108.055(J).

14. Where improved bike paths cross land proposed for site plan development, the applicant shall retain or relocate and rebuild the bike path.

M. Any application for a zone change to the Town Center District shall include a copy of a signed development agreement between the property owner, the applicant, if different than the property owner, and the homeowners association.

HISTORY

Adopted by Ord. [2008-015](#) §2 on 6/30/2008

Amended by Ord. [2015-004](#) §9 on 4/22/2015

Amended by Ord. [2016-015](#) §9 on 7/1/2016

Amended by Ord. [2020-001](#) §12 on 4/21/2020

Amended by Ord. [2022-014](#) §7 on 4/4/2023

Amended by Ord. [2025-002](#) §26 on 3/28/2025

[Amended by Ord. 2026-006 §8 on 4/22/2026](#)

[18.108.060 Resort; R District](#)

A. Uses Permitted Outright. The following uses and their accessory uses are permitted outright in the R District, subject to the applicable provision of DCC 18.116 and DCC 18.124:

1. Resort facility developed in a building or buildings, without any floor area limitations, which include any combination of:

a. Meeting room, convention, and banquet facility.

b. Resort recreation facilities.

- c. Property sales and rental office.
 - d. Hotel, motel and lodging facility with up to 100 units in a single building.
 - e. Maintenance facility associated with resort and recreation operations.
 - f. Storage building necessary for and associated with resort, recreation, and/or property development.
 - g. Administrative offices, support and service facilities commonly associated with resort and recreation development and operations.
2. Restaurant, bar and cocktail lounge including entertainment and catering facilities which are included within the same building as any of the uses listed in DCC 18.108.060(A)(1).
 3. Retail sales, rental and repair services commonly associated with and included within the same building as any of the uses listed in DCC 18.108.060(A)(1).
 4. Interval ownership and/or time-share unit or the creation thereof.
 5. Multi-unit dwellings subject to and consistent with the standards of the RM District.
 6. Recreational path.

~~7.—Residential facility:~~

~~8.7.~~ A building or buildings each not exceeding 8,000 square feet of floor area which conform with the height regulations and lot or parcel requirements of the R District and include any combination of:

- a. New restaurant, bar and cocktail lounge, including entertainment and catering facilities which are not included within the same building as those uses listed in DCC 18.108.060(A)(1).
- b. New retail sales, rental and repair services commonly associated with uses permitted outright or conditionally in the R District which are not included within the same building as those uses listed in DCC 18.108.060(A)(1).

B. Conditional Uses Permitted. The following conditional uses may be permitted subject to DCC 18.116, DCC 18.124, and 18.128:

1. Public buildings and public utility buildings and structures as they may be appropriate to the R District.
 2. Religious institutions or assemblies, club, or fraternal organization.
 3. School.
- C. Height Regulations. No structure shall be hereafter erected, enlarged, or structurally altered to exceed 40 feet in height.
- D. Lot or Parcel Requirements. The following lot or parcel requirements shall be observed:
1. Lot Area. No requirements.
 2. Lot Width. Minimum of 100 feet.
 3. Front Setback. The front setback shall be a minimum of 10 feet.
 4. Side Setback. None, except when a side lot line is abutting a lot or parcel in an RS or RM District, and then the side setbacks shall be a minimum of 10 feet. The required side setbacks shall be increased by one half foot for each foot by which the structure height exceeds 20 feet.
 5. Rear Setback. None, except when a rear lot line is abutting a lot or parcel in an RS or RM District, and then the rear setback shall be a minimum of 10 feet. The required rear setback shall be increased by one half foot for each foot by which the structure height exceeds 20 feet.
 6. Lot Coverage. No requirements.

HISTORY

Repealed & Reenacted by Ord. [97-078](#) §2 on 12/31/1997

Amended by Ord. [2020-001](#) §12 on 4/21/2020

Amended by Ord. [2024-008](#) §13 on 1/7/2025

Amended by Ord. [2025-002](#) §26 on 3/28/2025

[Amended by Ord. 2026-006 §8 on 4/22/2026](#)

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CHAPTER 18.110 RESORT COMMUNITY ZONE

18.110.010 Purpose

18.110.020 Seventh Mountain/Widgi Creek And Black Butte Ranch Resort Districts

18.110.030 Widgi Creek Residential District

18.110.040 Black Butte Ranch Surface Mining/Limited Use Combining District

18.110.050 Black Butte Ranch-Utility/Limited Use Combining District

18.110.060 Development Standards

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18.110.020 Seventh Mountain/Widgi Creek And Black Butte Ranch Resort Districts

A. Uses permitted outright. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.110.050:

1. A single-unit dwelling.

~~2. Residential home.~~

~~3.2.~~ _____ Timeshare units existing as of January 1, 1984 at Black Butte Ranch.

~~4.3.~~ _____ Timeshare units at the Inn of the Seventh Mountain.

~~5.4.~~ _____ The following resort recreational facilities: Recreational path, picnic and barbecue area, park, playground, and sport courts for basketball, volleyball, and similar small-scale recreation activities.

~~6.5.~~ _____ Livestock and horse grazing on common area in Black Butte Ranch.

~~7.6.~~ _____ Police or security facility.

~~8.7.~~ _____ Temporary Hardship Dwelling, subject to DCC 18.116.090.

B. Uses permitted subject to site plan review. The following uses and their accessory uses are permitted subject to applicable provisions of DCC 18.110 and DCC 18.116, Supplementary Provisions, and DCC 18.124, Site Plan Review:

1. Resort facility, as that term is defined in DCC Title 18.

2. Resort recreation facilities, as that term is defined in DCC Title 18, except those uses listed in DCC 18.110.020(A)(6).

3. Resort utility facilities, as that term is defined in DCC Title 18.

4. Property sales and rental office.

5. Hotel or motel.

- 6. Daycare facility.
- 7. Fire station.
- 8. Post office.
- 9. Multiple-unit dwellings.
- 10. Employee housing.

~~11. Residential facility.~~

C. Conditional uses permitted. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.110 and DCC 18.116, Supplementary Provisions, DCC 18.124, Site Plan Review, and DCC 18.128, Conditional Use:

- 1. Religious institutions or assemblies.
- 2. Wireless telecommunications facility.

HISTORY

Adopted by Ord. [2001-048](#) §2 on 12/10/2001
Amended by Ord. [2014-009](#) §1 on 8/6/2014
Amended by Ord. [2014-025](#) §1 on 9/15/2014
Amended by Ord. [2020-001](#) §13 on 4/21/2020
Amended by Ord. [2024-008](#) §14 on 1/7/2025
Amended by Ord. [2025-002](#) §27 on 3/28/2025
Amended by Ord. [2025-005](#) §11 on 8/19/2025

~~Amended by Ord. [2026-006](#) §9 on 4/22/2026~~

18.110.030 Widgi Creek Residential District

The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.110.060:

A. A single-unit dwelling.

~~B. Residential home.~~

~~C. Residential facility.~~

~~D. B.~~ _____ Timeshare units.

~~E. C.~~ _____ Temporary Hardship Dwelling, subject to DCC 18.116.090.

HISTORY

Adopted by Ord. [2001-048](#) §2 on 12/10/2001

Amended by Ord. [2025-002](#) §27 on 3/28/2025

Amended by Ord. [2025-005](#) §11 on 8/19/2025

Amended by Ord. [2026-006](#) §9 on 4/22/2026

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Exhibit J

CHAPTER 18.116 SUPPLEMENTARY PROVISIONS

[18.116.010 Authorization Of Similar Uses](#)

[18.116.020 Clear Vision Areas](#)

[18.116.030 Off-Street Parking And Loading](#)

[18.116.031 Bicycle Parking](#)

[18.116.035 Bicycle Commuter Facilities](#)

[18.116.036 Special Parking Provisions For The Sunriver Town Center \(TC\) District](#)

[18.116.040 Accessory Uses](#)

[18.116.045 Exceptions To Permitted Dwelling Unit Facilities](#)

[18.116.050 Manufactured Dwellings](#)

[18.116.070 Placement Standards For Manufactured Dwellings](#)

[18.116.080 Manufactured Dwelling Or RV As A Temporary Dwelling Unit On An Individual Lot Or Parcel During Construction](#)

[18.116.090 Manufactured Dwelling Or Recreational Vehicle As A Temporary Hardship Dwelling](#)

[18.116.095 Recreational Vehicle As A Temporary Dwelling On An Individual Lot Or Parcel](#)

[18.116.100 Building Projections](#)

[18.116.120 Fences](#)

[18.116.130 Hydroelectric Facilities](#)

[18.116.140 Electrical Substations](#)

[18.116.150 Endangered Species](#)

[18.116.160 Rimrock Setbacks Outside Of LM Combining Zone](#)

[18.116.170 Solar Height Restrictions](#)

[18.116.180 Building Setbacks For The Protection Of Solar Access](#)

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[18.116.200 \(Repealed\)](#)

[18.116.210 Residential Homes And Residential Facilities](#)

[18.116.215 Family Child Care Provider](#)

[18.116.220 Conservation Easements On Property Abutting Rivers And Streams; Prohibitions](#)

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[18.116.260 Rock Crushing Outside The SM Zone](#)

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- [18.116.290 Amateur Radio Facilities](#)
- [18.116.300 Wind Energy Systems That Generate Less Than 100 KW](#)
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- [18.116.320 Medical Marijuana Dispensary](#)
- [18.116.330 Marijuana Production, Processing, Retailing, And Wholesaling](#)
- [18.116.340 Marijuana Production Registered By The Oregon Health Authority \(OHA\)](#)
- [18.116.350 Historic Home Accessory Dwelling Units In RR-10 And MUA Zones](#)
- [18.116.355 Accessory Dwelling Units In The RR-10 And MUA Zones](#)
- [18.116.360 Nursery Schools](#)
- [18.116.380 Psilocybin Manufacturing, Service Centers, And Testing Laboratories](#)
- [18.116.390 Identification Of Certain Features For Clear And Objective Applications Pursuant To DCC 22.08.040](#)
- [18.116.400 Land Divisions](#)

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18.116.030 Off-Street Parking And Loading

- A. Compliance. No building or other permit shall be issued until plans and evidence are presented to show how the off-street parking and loading requirements are to be met and that property is and will be available for exclusive use as off-street parking and loading. The subsequent use of the property for which the permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by DCC Title 18.
- B. Off-Street Loading. Every use for which a building is erected or structurally altered to the extent of increasing the floor area to equal a minimum floor area required to provide loading space and which will require the receipt or distribution of materials or merchandise by truck or similar vehicle, shall provide off-street loading space on the basis of minimum requirements as follows:
 - 1. Commercial, industrial, and public utility uses which have a gross floor area of 5,000 square feet or more shall provide truck loading or unloading berths subject to the following table:

Sq. Ft. of Floor Area	No. of Berths Required
Less than 5,000	0
5,000-30,000	1

30,000-100,000	2
100,000 and Over	3

- 2. Restaurants, office buildings, hotels, motels, hospitals and institutions, schools and colleges, public buildings, recreation or entertainment facilities, and any similar use which has a gross floor area of 30,000 square feet or more shall provide off street truck loading or unloading berths subject to the following table:

Sq. Ft. of Floor Area	No. of Berths Required
Less than 30,000	0
30,000-100,000	1
100,000 and Over	2

- 3. A loading berth shall contain space 10 feet wide, 35 feet long and have a height clearance of 14 feet. Where the vehicles generally used for loading exceed these dimensions, the required length of these berths shall be increased.
- 4. If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately handle the needs of the particular use.
- 5. Off-street parking areas used to fulfill the requirements of DCC Title 18 shall not be used for loading and unloading operations except during periods of the day when not required to take care of parking needs.

C. Off-Street Parking. Off-street parking spaces shall be provided and maintained as set forth in DCC 18.116.030 for all uses in all zoning districts. Such off-street parking spaces shall be provided at the time a new building is hereafter erected or enlarged or the use of a building existing on the effective date of DCC Title 18 is changed.

D. Number of Spaces Required. Off-street parking shall be provided as follows:

- 1. Residential.

Use	Requirements
Single-Unit Dwelling, Duplex, and Three-Unit Dwelling	2 spaces per dwelling unit
Multi-unit dwelling containing four or more dwelling units: Studio or efficiency unit	0.75 space per unit
1 bedroom	1.00 space per unit
2 bedroom	1.50 space per unit
3 bedroom	2.25 space per unit
4 bedroom	2.50 space per unit
Hotel	0.50 space guest parking per dwelling room

2. Commercial Lodging.

Use	Requirements
Hotel	1 space per guest room plus 1 space per 2 employees.
Motel	1 space per guest room or suite plus 1 additional space for the owner-manager
Club or lodge	Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurant, auditorium, etc.
Fraternity, sorority or dormitory	1 space for each 6 student beds

3. Institutions.

Use	Requirements

Welfare or correctional institution	1 space per 3 beds for patients or inmates
Convalescent Hospital, nursing hospital, sanitarium, rest home, home for the aged	1 space per 2 beds for patients or residents
Hospital	1.50 spaces per bed

4. Places Of Public Assembly.

Use	Requirements
Religious institutions or assemblies	1 space per 4 seats or 8 feet of bench length in the main auditorium or 1 space for each 50 sq. ft. of floor area used for assembly
Library, reading room, museum, art gallery	1 space per 400 sq. ft. of floor area plus 1 space per 2 employees
Preschool, nursery or kindergarten	2 spaces per teacher
Elementary or junior high schools	1 space per 4 seats or 8 feet of bench length in auditorium or assembly room, whichever is greater, plus 1 space per employee.
High schools	1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main auditorium, whichever is greater, plus 1 space per employee
College or commercial school for adults	1 space per 3 seats in classrooms
Other auditorium or meeting room	1 space per 4 seats or 8 feet of bench length. If no fixed seats or benches, 1 space per 60 sq. ft. of floor area

5. Commercial Amusements.

Use	Requirements

Stadium, arena or theater	1 space per 4 seats or 8 feet of bench length
Bowling alley	6 spaces per lane, plus 1 space per 2 employees
Dance hall or skating rink	1 space per 100 sq. ft. of floor area, plus 1 space per 2 employees.

6. Commercial.

Use	Requirements
Grocery stores of 1,500 sq. ft. or less of gross floor area, and retail stores, except those selling bulky merchandise	1 space per 300 sq. ft. of gross floor area
Supermarkets, grocery stores	1 space per 200 sq. ft. of gross floor area
Service or repair shops, retail stores and outlets selling furniture, automobiles or other bulky merchandise where the operator can show the bulky merchandise occupies the major area of the building	1 space per 600 sq. ft. of gross floor area
Bank or office, except medical or dental	1 space per 300 sq. ft. of gross floor area
Medical and dental office or clinic	1 space per 150 sq. ft. of gross floor area
Eating or drinking establishments	1 space per 100 sq. ft. of gross floor area
Mortuaries	1 space per 4 seats or 8 ft. of bench length in chapels

7. Industrial.

Use	Requirements

Manufacturing establishment	1 space per employee on the largest working shift
Storage warehouse, wholesale establishment, rail or trucking freight terminal	1 space per 2,000 sq. ft. of floor area

8. Airport Uses.

Use	Requirements
Hangars or tie-downs	1 space per 4 private aircraft occupying a hangar or tie-down space
Office	1 space per 300 sq. ft. of gross floor area
Aircraft maintenance	1 space per 1,000 sq. ft. of gross floor area
Manufacturing, assembly, research	1 space per 500 sq. ft. of gross floor area

9. Other uses not specifically listed above shall be provided with adequate parking as required by the Planning Director or Hearings Body. The above list shall be used as a guide for determining requirements for said other uses.

E. General Provisions. Off-Street Parking.

1. More Than One Use on One or More Lot or Parcels. In the event several uses occupy a single structure, lot, or parcel, the total requirement for off-street parking shall be the sum of requirements of the several uses computed separately.
2. Joint Use of Facilities. The off-street parking requirements of two or more uses, structures, lots, or parcels may be satisfied by the same parking or loading space used jointly to the extent that it can be shown by the owners or operators of the uses, structures, lots, or parcels that their operations and parking needs do not overlap at any point of time. If the uses, structures, lots, or parcels are under separate ownership, the right to joint use of the parking space must be evidenced by a deed, lease, contract, or other appropriate written document to establish the joint use.
3. Location of Parking Facilities. Off-street parking spaces for dwelling units shall be located on the same lot or parcel with the dwelling unit. Other

required parking spaces shall be located on the same lot or parcel or another lot or parcel not farther than 500 feet from the building or use they are intended to serve, measured in a straight line from the building in a commercial or industrial zone. Such parking shall be located in a safe and functional manner as determined during site plan approval. The burden of proving the existence of such off-premise parking arrangements rests upon the applicant.

- 4. Use of Parking Facilities. Required parking space shall be available for the parking of operable passenger automobiles of residents, customers, patrons, and employees only and shall not be used for the storage of vehicles or materials or for the parking of trucks used in conducting the business or used in conducting the business or use.
- 5. Parking, Front Setback Area. Required parking and loading spaces for multi-unit dwellings or commercial and industrial uses shall not be located in a required front setback area, except in the Sunriver UUC Business Park (BP) District, Airport Development (AD) Zone, and properties fronting Spring River Road in the Spring River Rural Commercial Zone, but such space may be located within a required side or rear setback area.
- 6. On-Street Parking Credit. Notwithstanding DCC 18.116.030(G)(2), within commercial zones in the La Pine Planning Area and the Terrebonne and Tumalo unincorporated communities, the amount of required off-street parking can be reduced by one off-street parking space for every allowed on-street parking space abutting a property up to 30% of the required off-street parking. On-street parking shall follow the established configurations in the parking design standards under DCC 18.116.030 Table 1. To be considered for the parking credit, the proposed parking surface, along the street frontage under review, must have a defined curb line and improved as required under DCC 17.48, with existing pavement, or an engineered gravel surface. For purposes of establishing credit, the following constitutes an on-street parking space:
 - a. Parallel parking (0 degree), each 20 feet of uninterrupted curb;
 - b. Diagonal parking (60 degree), each with 11 feet of curb;
 - c. Perpendicular parking (90 degree), each with 10 feet of curb;
 - d. Curb space must be connected to the lot or parcel that contains the use;

- e. Parking spaces that would not obstruct a required clear vision area, nor any other parking that violates any law or street standard; and
 - f. On-street parking spaces credited for a specific use may not be used exclusively by that use, but shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces are permitted.
- F. Development and Maintenance Standards for Off-Street Parking Areas. Every lot or parcel hereafter used as a public or private parking area, including commercial parking lots, shall be developed as follows:
- 1. Except for parking to serve residential uses, an off-street parking area for more than five vehicles shall be effectively screened by a sight-obscuring fence when abutting residential uses, unless effectively screened or buffered by landscaping or structures.
 - 2. Any lighting used to illuminate off-street parking areas shall be so arranged that it will not project light rays directly upon any abutting property in a residential zone.
 - 3. Groups of more than two parking spaces shall be located and designed to prevent the need to back vehicles into a street or right of way other than an alley.
 - 4. Areas used for standing and maneuvering of vehicles shall be paved surfaces adequately maintained for all weather use and so drained as to contain any flow of water on the site. An exception may be made to the paving requirements by the Planning Director or Hearings Body upon finding that:
 - a. A high water table in the area necessitates a permeable surface to reduce surface water runoff problems; or
 - b. The subject use is located outside of an unincorporated community and the proposed surfacing will be maintained in a manner which will not create dust problems for neighboring properties; or
 - c. The subject use will be in a Rural Industrial Zone or an Industrial District in an unincorporated community and dust control measures will occur on a continuous basis which will mitigate any adverse impacts on surrounding properties.

5. Access aisles shall be of sufficient width for all vehicular turning and maneuvering.
 6. Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress and maximum safety of pedestrians and vehicular traffic on the site. The number of service drives shall be limited to the minimum that will accommodate and serve the traffic anticipated. Service drives shall be clearly and permanently marked and defined through the use of rails, fences, walls, or other barriers or markers. Service drives to drive in establishments shall be designed to avoid backing movements or other maneuvering within a street other than an alley.
 7. Service drives shall have a minimum vision clearance area formed by the intersection of the driveway centerline, the street right of way line, and a straight line joining said lines through points 30 feet from their intersection.
 8. Parking spaces along the outer boundaries of a parking area shall be contained by a curb or bumper rail placed to prevent a motor vehicle from extending over an abutting lot line or a street right of way.
- G. Off-Street Parking Lot Design. All off-street parking lots shall be designed subject to County standards for stalls and aisles as set forth in the following drawings and table:
1. For one row of stalls use "C" + "D" as minimum bay width.
 2. Public alley width may be included as part of dimension "D," but all parking stalls must be on private property, off the public right of way.
 3. For estimating available parking area, use 300-325 square feet per vehicle for stall, aisle and access areas.
 4. For large parking lots exceeding 20 stalls, alternate rows may be designed for compact cars provided that the compact stalls do not exceed 30 percent of the total required stalls. A compact stall shall be eight feet in width and 17 feet in length with appropriate aisle width.

OFF-STREET PARKING LOT DESIGN

(A) Parking Angle	(B) Stall Width	(C) 20' Stall	(D) Aisle Width- One Way*	(E) Curb Length Per Car	(F) Bay Width
0°	9'-0" 9'-6" 10'-0"	9.0 9.5 10.0	12.0 12.0 12.0	22.0 22.0 22.0	30.0 31.0 32.0
45°	9'-0" 9'-6" 10'-0"	19.8 20.1 20.5	13.0 13.0 13.0	12.7 13.4 14.1	52.5 53.3 54.0
60°	9'-6" 10'-0"	21.2 21.5	18.0 18.0	11.0 11.9	60.4 61.0
70°	9'-0" 9'-6" 10'-0"	21.0 21.2 21.2	19.0 18.5 18.0	9.6 10.1 10.6	61.0 60.9 60.4
90°	9'-0" 9'-6" 10'-0"	20.0 20.0 20.0	24.0 24.0 24.0	9.0 9.5 10.0	64.0 64.0 64.0
*24' Minimum for Two-Way Traffic					

HISTORY

- Adopted by Ord. [PL-15](#) on 11/1/1979
- Amended by Ord. [90-017](#) §1 on 4/11/1990
- Amended by Ord. [91-020](#) §1 on 5/29/1991
- Amended by Ord. [91-038](#) §3 on 9/30/1991
- Amended by Ord. [93-043](#) §19 on 8/25/1993
- Amended by Ord. [93-063](#) §2 on 12/15/1993
- Amended by Ord. [96-003](#) §7 on 3/27/1996
- Amended by Ord. [97-078](#) §6 on 12/31/1997
- Amended by Ord. [2001-044](#) §4 on 10/10/2001
- Amended by Ord. [2002-015](#) §2 on 6/19/2002
- Amended by Ord. [2003-005](#) §2 on 3/5/2003
- Amended by Ord. [2004-013](#) §12 on 9/21/2004
- Amended by Ord. [2010-018](#) §1 on 6/28/2010
- Amended by Ord. [2020-001](#) §14 on 4/21/2020
- Amended by Ord. [2020-017](#) §2 on 1/29/2021
- Amended by Ord. [2020-018](#) §2 on 3/30/2021
- Amended by Ord. [2025-002](#) §30 on 3/28/2025
- [Amended by Ord. 2026-006 §10 on 4/22/2026](#)

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18.116.095 Recreational Vehicle As A Temporary Dwelling On An Individual Lot Or Parcel

- A. A single recreational vehicle, as defined in DCC Title 18, may be located on a lot or parcel in a manufactured dwelling park, manufactured dwelling subdivision, mobile home park, or recreational vehicle park, consistent with ORS 197.493(1), provided that:
 - 1. The recreational vehicle is occupied as a dwelling; and
 - 2. The recreational vehicle is lawfully connected to water and electrical supply systems and a sewage disposal system.

- B. A single recreational vehicle, as defined in DCC Title 18, may be located on a lot or parcel not containing a dwelling unit and not within a manufactured dwelling park, mobile home park, or recreational vehicle park and used as a temporary dwelling:
 - 1. For a period totaling not more than 30 days in any consecutive 60-day period without obtaining a land use permit from the Deschutes County Planning Division; or
 - 2. For a total period not to exceed six months in a calendar year by obtaining a temporary use permit under the terms of DCC 18.116.095 from the Deschutes County Planning Division. A temporary use permit may be renewed annually for use of a recreational vehicle under the terms of DCC 18.116.095 on the same lot or parcel.

- C. A single recreational vehicle, as defined in DCC Title 18, may be located on a lot or parcel containing a manufactured dwelling or single-unit dwelling, where such dwelling is uninhabitable due to damages from natural disasters, including wildfires, earthquakes, flooding, or storms until no later than the date:
 - 1. The single-unit dwelling or manufactured dwelling has been repaired or replaced and an occupancy permit has been issued;
 - 2. The local government makes a determination that the owner of the single-unit dwelling or manufactured dwelling is unreasonably delaying in completing repairs or replacing the dwelling; or
 - 3. ~~Twenty-four months~~**Five years** after the date the single-unit dwelling or manufactured dwelling first became uninhabitable.

D. In the RR-10 and MUA-10 Zones, a single recreational vehicle, as defined in DCC Title 18, may be established as a rental dwelling provided the following requirements are met:

1. Prior to locating any recreational vehicle as a rental dwelling on a lot or parcel, the property owner must obtain County siting approval for the area of the lot or parcel upon which the recreational vehicle will be located and demonstrate compliance with the following standards:
 - a. The subject lot or parcel contains a single-unit dwelling or manufactured dwelling that is occupied as the primary residence of the property owner;
 - 1) As used in this section, “siting approval” includes County approval and/or property owner application for review of the proposed area for a recreational vehicle as a rental dwelling; and
 - 2) As used in this section, “primary residence” means a dwelling unit occupied by the property owner on a long-term or permanent basis.
 - b. The lot area is at least two acres, with the exception of those unsewered areas between Sunriver and the Klamath County border, defined as those unincorporated portions of Deschutes County contained in Townships 19S, 20S, 21S, and 22S and Ranges 9E, 10E and 11E. Within these exception areas, the lot area is at least five acres;
 - c. There are no other dwelling units, guest houses, or occupied recreational vehicles on the lot or parcel and no portion of the single-unit dwelling or manufactured dwelling is rented for residential tenancy. This prohibition does not apply to a recreational vehicle under 18.116.095(C).
 - d. The lot or parcel is not within an area designated as an urban reserve in the Deschutes County Comprehensive Plan;
 - e. The recreational vehicle shall maintain a setback of at least 10 feet from any structure and must be located no farther than 100 feet from the single-unit dwelling. This distance shall be measured from the

closest wall of the single-unit dwelling existing on May 7, 2025 to the closest wall of the recreational vehicle;

- f. The property owner will provide essential services to the recreational vehicle space including:
 - 1) Sewage disposal, listed frost protected water supply, electrical supply and, if required by applicable law, any drainage system, all installed with permits and to applicable codes; and
 - 2) Any other service or habitability obligation imposed by the rental agreement or ORS 90.730 (Landlord duty to maintain rented space, vacant spaces and common areas in habitable condition), the lack or violation of which creates a serious threat to the tenant’s health, safety or property or makes the rented space unfit for occupancy;
- g. At the time of application, the property owner must demonstrate an application has been made to the Onsite Wastewater Division for any necessary onsite wastewater disposal permits.
- h. At the time of application, a letter confirming that the supplier of water is “Willing and Able to Serve” the recreational vehicle shall be provided if the recreational vehicle is to be served by any water source other than an onsite domestic well.
- i. At the time of application, the property owner must demonstrate an application has been made to the Deschutes County Address Coordinator for an address for the recreational vehicle.
- j. The property owner shall provide a parking pad for the recreational vehicle with a surface material of compacted gravel with a minimum thickness of 4”, concrete with a minimum thickness of 3.5”, or asphalt with a minimum thickness of 3”;
- k. If the recreational vehicle will be located within a structure, the structure shall be entirely open on two or more sides;
- l. The property owner shall demonstrate compliance with one of the following defensible space requirements:
 - 1) The property owner shall maintain a 20-foot radius of non-combustible ground cover consisting of gravel, concrete,

asphalt, grass mowed to less than four inches, or a combination of these; or

- 2) Prior to the siting of a recreational vehicle on the property, the property owner shall construct and maintain defensible space and fuel breaks as developed in consultation with local fire protection service providers who have received training or certification described in ORS 181A.410. Applicable defensible space and fuel breaks shall be on land surrounding the recreational vehicle on land that is owned or controlled by the owner.

m. The property owner shall demonstrate compliance with one of the following emergency access requirements:

- 1) Access to the recreational vehicle must be provided by a continuous, minimum 12-foot width onsite driveway with an unobstructed horizontal clearance of not less than 20 feet and an unobstructed vertical clearance of not less than 13.5 feet, designed and maintained as follows:
 - A. Composed of an all-weather surface including asphalt or concrete; or
 - B. Designed and maintained to support a minimum gross vehicle weight (GVW) of 75,000 lbs as certified by a Professional Engineer, registered in Oregon;
- 2) The property owner shall provide written confirmation from a fire protection service provider with professionals who have received training or certification described in ORS 181A.410, on a form prepared by Deschutes County, that access to the recreational vehicle meets minimum fire district requirements to provide emergency services to the property.

n. Prior to siting any recreational vehicle as a rental dwelling, the property owner shall sign and record with the County Clerk a restrictive covenant stating a recreational vehicle allowed under DCC 18.118.095(D) cannot be used for vacation occupancy, as defined in DCC 18.116.095(D)(1)(n)(i) and consistent with ORS 90.100, or other short-term uses.

- 1) “Vacation occupancy” means occupancy in a dwelling unit, not including transient occupancy in a hotel or motel, that has all of the following characteristics:
 - A. The occupant rents the unit for vacation purposes only, not as a principal residence; and
 - B. The occupant has a principal residence other than at the unit; and
 - C. The period of authorized occupancy does not exceed 45 days.
- o. For properties located in the Wildlife Area Combining Zone, a recreational vehicle approved under this section is subject to the dwelling siting standards of DCC 18.88.060(B); and
- p. For properties located in the Surface Mining Impact Area Combining Zone, a recreational vehicle approved under this section is subject to site plan approval pursuant to DCC 18.56.
2. Each recreational vehicle used as a rental dwelling must comply with the following standards:
 - a. The recreational vehicle is subject to a written residential rental agreement as defined in ORS 90.100(39);
 - b. The recreational vehicle shall be owned or leased by the tenant;
 - c. The recreational vehicle shall include an operable toilet and sink;
 - d. The recreational vehicle has not been rendered structurally immobile; and
 - e. The recreational vehicle shall be titled with a Department of Transportation.
- E. All necessary permits shall be obtained from the Deschutes County Building Safety Division before connecting a recreational vehicle to sewer, water and/or electric utility services.
- F. A permit shall be obtained from the Deschutes County Environmental Health Division before disposing any wastewater or sewage on-site.

- G. A recreational vehicle used as a dwelling or temporary dwelling unit shall meet the same setbacks required of a permanent dwelling on the subject lot or parcel.
- H. A recreational vehicle shall be fully licensed and ready for highway use, on its wheels or jacking system, shall be attached to the site only by quick disconnect type utilities and security devices, and shall have no permanently attached additions.
- I. As identified in this section, a single recreational vehicle located within a special flood hazard area is subject to the standards and criteria established by DCC 18.96.

HISTORY

Amended by Ord. [91-038](#) §3 on 9/30/1991
 Amended by Ord. [95-075](#) §1 on 11/29/1995
 Amended by Ord. [98-062](#) §1 on 12/9/1998
 Amended by Ord. [2007-019](#) §4 on 9/28/2007
 Amended by Ord. [2023-001](#) §16 on 5/30/2023
 Amended by Ord. [2025-002](#) §30 on 3/28/2025
 Amended by Ord. [2025-004](#) §4 on 5/7/2025

[Amended by Ord. 2026-006 §10 on 4/22/2026](#)

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18.116.210 Residential Homes And Residential Facilities

A. In any application for a residential home or residential facility, the applicant shall not be required to supply any information concerning the existence of or the nature or severity of any handicap (as that term is defined under the Fair Housing Act) of prospective residents.

B. Residential homes and facilities shall be permitted pursuant to the standards of ORS 197.665 and 197.667, respectively, and any applicable standards of the DCC.

Residential homes and facilities are permitted in the following zones, as summarized in the following table:

Zone	Residential Home	Residential Facility
<u>Exclusive Farm Use (EFU)</u>	<u>Permitted in existing dwellings, subject to the standards of ORS 215.296</u>	<u>Not permitted</u>
<u>Multiple Use Agricultural (MUA10)</u>	<u>Permitted</u>	<u>Not permitted</u>

<u>Rural Residential (RR10)</u>	<u>Permitted</u>	<u>Not permitted</u>
<u>Rural Service Center - Brothers, Hampton, Millican, Whistlestop, and Wildhunt Commercial/Mixed Use</u>	<u>Permitted, subject to the applicable provisions of DCC 18.65.030</u>	<u>Permitted conditionally, subject to the applicable provisions of DCC 18.65.030</u>
<u>Rural Service Center - Alfalfa Commercial/Mixed Use</u>	<u>Permitted, subject to the applicable provisions of DCC 18.65.030</u>	<u>Permitted, subject to the applicable provisions of DCC 18.65.030</u>
<u>Rural Service Center - Alfalfa Residential</u>	<u>Permitted, subject to the applicable provisions of DCC 18.65.030</u>	<u>Not permitted</u>
<u>Terrebonne Residential District (TeR)</u>	<u>Permitted, subject to the applicable provisions of DCC 18.66.060</u>	<u>Permitted conditionally, subject to the applicable provisions of DCC 18.66.060</u>
<u>Terrebonne Residential - 5 Acre Minimum District (TeR5)</u>	<u>Permitted, subject to the applicable provisions of DCC 18.66.060</u>	<u>Permitted conditionally, subject to the applicable provisions of DCC 18.66.060</u>
<u>Terrebonne Commercial District (TeC)</u>	<u>Permitted on a lot or parcel existing on June 4, 1997, subject to the applicable provisions of DCC 18.66.060</u>	<u>Not permitted</u>
<u>Terrebonne Commercial - Rural (TeCR)</u>	<u>Permitted on a lot or parcel existing on June 4, 1997, subject to the applicable provisions of DCC 18.66.060</u>	<u>Not permitted</u>
<u>Tumalo Residential District (TuR)</u>	<u>Permitted, subject to the applicable provisions of DCC 18.67.080</u>	<u>Permitted conditionally, subject to the applicable provisions of DCC 18.67.080</u>
<u>Tumalo Residential - 5 Acre Minimum District (TuR5)</u>	<u>Permitted, subject to the applicable provisions of DCC 18.67.080</u>	<u>Not permitted</u>

<u>Tumalo Commercial District (TuC)</u>	<u>Permitted, subject to the applicable provisions of DCC 18.67.080</u>	<u>Not permitted</u>
<u>Deschutes Junction and Deschutes River Woods Store</u>	<u>Permitted</u>	<u>Not permitted</u>
<u>Pine Forest and Rosland</u>	<u>Permitted</u>	<u>Not permitted</u>
<u>Sunriver – Single Unit Residential (RS District)</u>	<u>Permitted, subject to the applicable provisions of DCC 18.108.020</u>	<u>Permitted conditionally, subject to the applicable provisions of DCC 18.108.020</u>
<u>Sunriver – Multiple Unit Residential (RM District)</u>	<u>Permitted, subject to the applicable provisions of DCC 18.108.020</u>	<u>Permitted, subject to the applicable provisions of DCC 18.108.020 and consistent with the standards for multi-unit dwellings identified in DCC 18.108.040</u>
<u>Sunriver – Commercial (C District)</u>	<u>Not permitted</u>	<u>Permitted, subject to the applicable provisions of DCC 18.108.020</u>
<u>Sunriver – Town Center (TC District)</u>	<u>Not permitted</u>	<u>Permitted, subject to the applicable provisions of DCC 18.108.020 and DCC 18.108.055(E)(1) and (2).</u>
<u>Sunriver – Resort (R District)</u>	<u>Not permitted</u>	<u>Permitted, subject to the applicable provisions of DCC 18.108.020 and consistent with the standards for multi-unit dwellings identified in DCC 18.108.040</u>
<u>Seventh Mountain/Widgi Creek and Black Butte Ranch Resort Districts</u>	<u>Permitted, subject to the applicable provisions of DCC 18.110.060</u>	<u>Permitted, subject to site plan review and the applicable provisions of DCC 18.110.060</u>

Widgi Creek Residential District	Permitted, subject to the applicable provisions of DCC 18.110.060	Permitted, subject to the applicable provisions of DCC 18.110.060
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HISTORY

Adopted by Ord. [91-038](#) §3 on 9/30/1991

Amended by Ord. [2024-008](#) §15 on 1/7/2025

[Amended by Ord. 2026-006 §10 on 4/22/2026](#)

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[18.116.250 Wireless Telecommunications Facilities](#)

A. Tier 1 Facilities. Wireless telecommunications facilities that do not require aviation lighting, that utilize natural wood colors or muted tones from amongst colors approved by Ordinance 97-017, that utilize a radio equipment cabinet or shelter that is less than 200 square feet in area and less than 10 feet in height, and that meet the following standards are allowed outright in any zone other than the Exclusive Farm Use, the Surface Mining Zone, and the Forest Zones and shall not be subject to any other provision of the zone:

1. Facilities established by co-locating an additional set of antennas on an existing wireless telecommunications tower or monopole that do not exceed the County approved height of the tower or monopole. Notwithstanding any provision of DCC 18.116.250(A), facilities established under DCC 18.116.250(A)(1) are permitted outright in any zoning district.
2. Facilities that make use of existing vertical, lawfully established structures, including but not limited to power or telephone utility poles or towers, parking lot or street lighting standards or flagpoles. A pole location in a public right of way shall not be fenced. Antennas established on an existing vertical structure shall be installed so that they do not exceed the height of the existing vertical structure by more than 15 feet. New structures in this category are limited to equipment shelters that do not require a building permit. Walk-in equipment shelters shall be set back out of any road right of way at least 20 feet back from the pole location. Any necessary road right of way permits shall be obtained from the Deschutes County Road Department. Equipment cabinets shall be subject only to the road right of way setback requirements.

3. Facilities that are established by attaching or placing an antenna or set of antennas on an existing, lawfully established building not designated as an historic structure, where the antenna array does not exceed the height of the building by more than 15 feet. All equipment shall be stored inside a building.
 4. Facilities that include installation of a new wood monopole that does not exceed the height limit of the underlying zone, and does not exceed 45 feet in height. All equipment shall be stored in a building that has a floor area that does not exceed 200 square feet in area and does not exceed 10 feet in height. The monopole, and any building, shall be set back from abutting lot lines according to the setbacks of the underlying zone. Any microwave dishes installed on the monopole shall not exceed a diameter of four feet. No more than two dishes shall be installed on a monopole or tower. The perimeter of a lease area for a facility established under DCC 18.116.250(A)(4) shall be landscaped with shrubs eight feet in height and planted a maximum of 24 inches on center.
- B. Tier 2 Facilities. Wireless telecommunications facilities that do not require aviation lighting, that utilize a wood monopole for supporting antennas and/or microwave dishes and that meet the criteria in DCC 18.116.250 are allowed outright, subject to site plan review under DCC 18.116.250(B) (and not DCC 18.124.060) in the following zones: La Pine Commercial District (LPCD), La Pine Industrial District (LPID), Rural Industrial (RI), Rural Service Center (RSC), Rural Service Center-Wickiup Junction (RSC-WJ), Terrebonne Commercial District (TeC), and Tumalo Commercial District (TuC). Lattice towers or metal monopoles are not permitted with a Tier 2 facility.
1. An application for site plan review for a Tier 2 wireless telecommunications facility shall meet the following criteria:
 - a. Maximum Monopole Height. In the LPCD, LPID, RSC, RSC-WJ, TeC, and TuC zones, the maximum height of a monopole, including antennas and microwave dishes for a wireless telecommunications facility shall be 60 feet from finished grade. In the RI Zone, the maximum height of a monopole, including antennas and microwave dishes, for a wireless telecommunications facility shall be 75 feet from finished grade.
 - b. Setbacks. All equipment shelters shall be set back from lot lines according to the required setbacks of the underlying zone. A monopole shall be set back from any adjacent dwelling unit a

distance equal to the height of the monopole, including antennas and microwave dishes, from finished grade, or according to the setbacks of the underlying zone, whichever is greater.

- c. Shelters. Any equipment shelter shall be finished with natural aggregate materials or from colors approved with Ordinance 97-017.
- d. Landscaping. The perimeter of a lease area shall be landscaped with plant materials appropriate for its location. The lessee shall continuously maintain all installed landscaping and any existing landscaping used to screen a facility.
- e. Cabinets. Any equipment cabinets shall be finished with colors from amongst those colors approved with Ordinance 97-063. Such colors shall be non-reflective and neutral.
- f. Fences. A sight-obscuring fence, as defined by DCC Title 18, shall be installed around the perimeter of the lease area. The sight obscuring fence shall surround the monopole and the equipment shelter.

C. Tier 3 Facilities. Wireless telecommunications facilities (or their equivalent uses described in the EFU, Forest, and SM Zones) not qualifying as either a Tier 1 or 2 facility may be approved in all zones, subject to the applicable criteria set forth in DCC 18.128.330 and 18.128.340.

1. A request for a written determination from the County as to whether a proposed facility falls within Tiers 1 or 2 of DCC 18.116.250 shall be submitted to the County in writing and accompanied by a site plan and proposed schematics of the facility. If the County can issue a written determination without exercising discretion or by making a land use decision as defined under ORS 197.015(10), the County shall respond to the request in writing.

2. A request for a written determination from the County as to whether a proposed facility falls within Tiers 1 or 2 of DCC 18.116.250 that involves exercising discretion or making a land use decision shall be submitted and acted upon as a request for a declaratory ruling under DCC 22.40.

D. Spectrum Act Eligible Facilities Requests.

1. All eligible facility reviews submitted in accordance with the Spectrum Act, Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, 47 U.S.C. §1455(a), shall be reviewed under the standards listed therein.

2. If the County determines that a proposed collocation or modification of an existing tower or base station will substantially change the physical dimensions of such tower or base station, the Spectrum Act is inapplicable and this subsection (D) shall not apply. Such an application will be reviewed pursuant to DCC 18.116.250(A), (B) or (C) as a land use action pursuant to DCC Title 22.

HISTORY

Adopted by Ord. [97-017](#) §7 on 3/12/1997

Amended by Ord. [97-063](#) §1 on 11/12/1997

Amended by Ord. [2000-019](#) §1 on 9/6/2000

Amended by Ord. [2010-011](#) §1 on 6/16/2010

Amended by Ord. [2025-002](#) §30 on 3/28/2025

[Amended by Ord. 2026-006 §10 on 4/22/2026](#)

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18.116.290 Amateur Radio Facilities

A. Amateur radio facilities shall meet the following criteria:

1. Antenna support structures, including guy wires and anchors shall be located outside of the required front, rear, and side setback areas;
2. Metal structures shall have a galvanized finish, or flat or matte silver, or flat or matte gray in color;
3. Amateur radio facilities shall not include attached signage, symbols, or decorations, lighted or otherwise, other than required unlighted signage for safety or regulatory purposes;
4. The property owner shall obtain a valid building permit if required from the Deschutes County Community Development Department, Building Safety Division;
5. The height of amateur radio facilities shall be excepted from that of the underlying zoning district in accordance with B and C below, unless located in the AS, AD, or LM zones per DCC 18.120.040(A)(~~15~~).

B. Amateur radio facilities up to 70 feet in height are allowed outright in any zone as an accessory use if the provisions of subsection (A) and (B)(1) are otherwise met.

- 1. FCC License. The property owner shall obtain a current, valid FCC Amateur Radio License for the operation of amateur ("Ham") radio services in the name of the property owner.
- C. Amateur radio facilities over 70 feet in height, up to 200 feet maximum height, are subject to the requirements under subsection (A) and (C)(1)(2), and any conditions of land use approval
- 1. Compliance with Federal and State Regulations
 - a. The property owner shall demonstrate compliance with applicable Federal Communications Commission (FCC), Federal Aviation Administration (FAA), and Oregon Department of Aviation (ODA) restrictions if applicable by submitting copies of the FCC's, FAA's, and ODA's written determination to the Deschutes County Community Development Department.
 - 2. FCC License
 - a. The property owner shall provide documentation of a current, valid FCC Amateur Radio License for the operation of amateur ("Ham") radio services in the name of property owner.
 - b. Compliance may be demonstrated by submitting a copy of the property owner's Amateur Radio License to the Deschutes County Community Development Department.

HISTORY

Adopted by Ord. [2008-007](#) §2 on 8/18/2008

Amended by Ord. [2023-004](#) §1 on 5/30/2023

Amended by Ord. [2025-002](#) §30 on 3/28/2025

[Amended by Ord. 2026-006 §10 on 4/22/2026](#)

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Exhibit K

CHAPTER 18.128 CONDITIONAL USE

[18.128.010 Operation](#)

[18.128.015 General Standards Governing Conditional Uses](#)

[18.128.020 Conditions](#)

[18.128.030 Performance Bond](#)

[18.128.040 Specific Use Standards.](#)

[18.128.050 Airports, Aircraft Landing Fields, Aircraft Charter, Rental, Service Maintenance Facilities Not Located In The A-D Zone](#)

[18.128.060 Automobile Wrecking Yard Or Junkyard](#)

[18.128.070 Cemeteries](#)

[18.128.080 Hospital, Nursing Home, Convalescent Home, Retirement Home](#)

[18.128.090 Religious Institutions, Medical Clinic, Veterinary Clinic, Club, Lodge, Et Al](#)

[18.128.100 Dog Pounds And Kennels](#)

[18.128.110 Home Occupations \(Repealed\)](#)

[18.128.120 Disposal Site](#)

[18.128.130 Commercial Use Or Accessory Use Not Wholly Enclosed Within A Building, Or A Retail Establishment, Office, Service Commercial Establishment, Et Al](#)

[18.128.140 Commercial Amusement Establishment](#)

[18.128.150 Manufactured Dwelling Park](#)

[18.128.160 Multi-Unit Dwelling Complex](#)

[18.128.170 Recreational Vehicle Park](#)

[18.128.180 Radio, Television Tower, Utility Station Or Substation](#)

[18.128.190 Schools](#)

[18.128.200 Cluster Development \(Single-Unit Dwelling Uses Only\)](#)

[18.128.210 Planned Development](#)

[18.128.220 Planned Communities](#)

[18.128.230 Dude Ranches](#)

[18.128.240 Shopping Complex](#)

[18.128.250 High-Temperature Geothermal Wells And Small-Scale Geothermal Energy Facilities](#)

[18.128.260 Hydroelectric Facilities](#)

[18.128.270 Fill Or Removal - General/Discretionary Standards](#)

[18.128.271 Fill Or Removal - Clear And Objective Standards Pursuant To DCC 22.08.040](#)

[18.128.280 Surface Mining Of Non-Goal 5 Mineral And Aggregate Resources](#)

[18.128.290 Storage, Crushing And Processing Of Minerals In Conjunction With The Maintenance Or Construction Of Public Roads Or Highways](#)

[18.128.300 Mini-Storage Facility](#)

- [18.128.310 Bed And Breakfast Inn](#)
- [18.128.320 Campgrounds](#)
- [18.128.330 Microwave And Radio Communication Towers In The SM Zone](#)
- [18.128.340 Wireless Telecommunications Facilities](#)
- [18.128.350 Guest Lodge](#)
- [18.128.360 Guest Ranch](#)
- [18.128.370 Time-Share Unit](#)
- [18.128.380 Procedure For Taking Action On Conditional Use Application](#)
- [18.128.390 Time Limit On A Permit For A Conditional Use](#)
- [18.128.400 Occupancy Permit](#)
- [18.128.410 Time-Share Unit \(Repealed\)](#)
- [18.128.420 Building Permit For An Approved Conditional Use](#)

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[18.128.170 Recreational Vehicle Park](#)

A recreational vehicle park shall conform to state standards in effect at the time of construction, or in the case of pre-existing parks in the MUA-10 and RR-10 zone, at the time of permitting under DCC 18.128.170, and the following conditions:

- A. The space provided for each recreational vehicle shall be not less than 700 square feet exclusive of any space used for common areas such as roadways, general use structures, walkways, parking spaces for vehicles other than recreational vehicles, and landscaped areas.
- B. Roadways shall be not less than 30 feet in width if parking is permitted on the margin of the roadway, or not less than 20 feet in width if parking is not permitted on the edge of the roadway and shall be paved with asphalt, concrete, or similar impervious surface and designed to permit easy access to each recreational vehicle space.
- C. A space provided for a recreational vehicle shall be covered with crushed gravel or paved with asphalt, concrete, or similar material and be designed to provide for the control of runoff of surface water. The part of the space which is not occupied by the recreational vehicle, not intended as an access way to the recreational vehicle or part of an outdoor patio, need not be paved or covered with gravel provided the area is landscaped or otherwise treated to prevent dust or mud.
- D. A recreational vehicle space shall be provided with piped potable water and sewage disposal service. A recreational vehicle staying in the park shall be connected to the

water and sewage service provided by the park if the vehicle has equipment needing such service.

E. A recreational vehicle space shall be provided with electrical service.

F. Trash receptacles for the disposal of solid waste materials shall be provided in convenient locations for the use of guests of the park and located in such number and of such capacity that there is no uncovered accumulation of trash at any time.

~~G. No recreational vehicle shall remain in the park for more than 30 days in any 60 day period.~~

H.G. The total number of parking spaces in the park, except for the parking provided for the exclusive use of the manager or employees of the park, shall be one space per recreational vehicle space. Parking spaces shall be covered with crushed gravel or paved with asphalt, concrete or similar material.

H.H. The park shall provide toilets, lavatories and showers for each sex in the following ratios: For each 15 recreational vehicle spaces or any fraction thereof, one toilet, one urinal, one lavatory and one shower for men; two toilets, one lavatory and one shower for women. The toilets and showers shall afford privacy and the showers shall be provided with private dressing rooms. Facilities for each sex shall be located in separate buildings, or, if in the same building, shall be separated by a soundproof wall.

H.I. The park shall provide one utility building or room containing one clothes washing machine, one clothes drying machine and 15 square feet of space for clothes drying lines for each 10 recreational vehicle spaces or any fraction thereof, unless such facilities are available within a distance of three miles and are adequate to meet these standards.

H.J. Building spaces required by DCC 18.128.170(H) and (I) shall be lighted at all times of night and day, shall be ventilated, shall be provided with heating facilities which shall maintain a room temperature of 68 degrees Fahrenheit, shall have floors of waterproof material, shall have sanitary ceiling, floor and wall surfaces and shall be provided with floor drains adequate to permit easy cleaning.

H.K. Except for the access roadway into the park, the park shall be screened on all sides by a sight-obscuring fence not less than six feet in height, unless otherwise approved by the Planning Director or Hearings Body.

M.L. A neat appearance shall be maintained at all times. Except for vehicles, there shall be no outside storage of materials or equipment belonging to the park or to any guest of the park.

N.M. Evidence shall be provided that the park will be eligible for a certificate of sanitation as required by state law.

O.N. Access to the recreational vehicle park shall be from an arterial or collector street.

P.O. When expanding a recreational vehicle park with additional recreational vehicle or manufactured dwelling spaces in the MUA-10 or RR-10 zone, the park shall satisfy all of the criteria of DCC 18.128.150 and 18.128.170 as applicable, as to the existing developed areas as well as in the expansion area.

HISTORY

Adopted by Ord. [PL-15](#) on 11/1/1979

Repealed & Reenacted by Ord. [91-020](#) §1 on 5/29/1991

Amended by Ord. [91-038](#) §1 on 9/30/1991

Amended by Ord. [95-075](#) §1 on 11/29/1995

Amended by Ord. [2009-018](#) §4 on 11/5/2009

Amended by Ord. [2025-002](#) §33 on 3/28/2025

[Amended by Ord. 2026-006 §11 on 4/22/2026](#)

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CHAPTER 19.04 TITLE, COMPLIANCE, APPLICABILITY AND DEFINITIONS[19.04.010 Title](#)[19.04.020 Compliance With Title Provisions](#)[19.040.025 \(Repealed\)](#)[19.04.030 Applicability](#)[19.04.040 Definitions](#)

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19.04.040 Definitions

As used in DCC Title 19, words in the present tense include the future; the singular number includes the plural and the plural number includes the singular; unless the context clearly indicates the contrary, the word "shall" is mandatory and not discretionary; the word "may" is permissive; the masculine gender includes the feminine and neuter; and the term "this title" shall be deemed to include the text of this title and accompanying zoning maps and all amendments hereafter made thereto. As used in this title, unless the context requires otherwise, the following words and phrases shall be defined as set forth in DCC 19.04.040, or, where such words and phrases are defined in applicable Oregon Revised Statutes (ORS) and/or Oregon Administrative Rules (OAR), as defined therein. If there is any conflict between the definitions set forth in DCC 19.04.040 and the definitions of the same words and phrases in applicable ORS and/or OAR, the definitions in ORS and/or OAR shall prevail.

“Abut or Abutting” means contiguous, touching, adjoining, or connected at one or more points.

"Access corridor" means a separate travel way for pedestrians and bicyclists to minimize travel distances within and between subdivisions, planned unit developments, residential areas and commercial centers, major employment areas, transit stops, or within and between nearby neighborhood activity centers such as schools, parks, and convenience shopping.

"Access or access way" means the place, means or way by which pedestrians and vehicles shall have safe, adequate and usable ingress and egress to, through or past a property or use as required by DCC Title 19.

"Accessory structure” means a structure that is incidental and subordinate to another lawfully established structure or lawfully established use on the same lot or parcel.

“Accessory use” means a use that is incidental and subordinate to another lawfully established use on the same lot or parcel. Accessory uses include drilling for, and

utilization of, low-temperature geothermal fluid in conjunction with the main use of the property.

"Aircraft" means any vehicle designed or used for flight through the air and capable of carrying goods or people.

"Airport" means any area of land or water which is used or intended to be used for the landing and taking off of aircraft, and including appurtenant areas, buildings or facilities.

"Alley" means a public way not more than 20 feet wide affording only secondary means of access to abutting property.

"Altered." See "Structural Alteration."

"Animal hospital" means a place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short-time boarding and shall be only incidental to such hospital use.

"Apartment" means a dwelling unit in a multiple-unit dwelling.

"Applicant." A person applying for a permit, rezoning or nonlegislative comprehensive plan change.

"Application for land use permit." A written application requesting a change in zoning, conditional and nonconforming uses, variances, subdivisions and matters relating to the comprehensive plan and amendments to the plan. Also included are partitions, building permits, and subsurface sewage permits.

"Area of special flood hazard" means the land in the floodplain within Bend subject to a one percent or greater chance of flooding in any given year. Designation on maps always includes the letters A or V.

"Assessor" means the County Assessor of Deschutes County.

"Attached", with respect to dwelling units, means a dwelling unit attached to another dwelling unit by a shared wall, ceiling, or floor. Such a shared wall, ceiling, or floor must enclose interior space of at least one other dwelling unit and may include the walls of attached garages.

"Attached", with respect to all structures, means a structure on an individual lot or parcel that is structurally connected to another structure of any type.

"Automobile, boat or trailer sales lot" means an open lot or parcel used for display, sales or rental of new or used motor vehicles, boats or trailers in operative condition and where no repair work is done.

"Automobile repair, major" means the general repair, rebuilding or reconditioning of engines, motor vehicles or trailers; collision service, including body, frame or fender straightening or repairs; or overall painting or paint shop.

"Automobile repair, minor" means upholstering of, replacement of parts for and motor service to passenger cars and trucks not exceeding one and one-half tons capacity, but not including any operation named under Automobile repair, major" or any other similar operation thereto.

"Automobile service station or filling station" means an establishment where bulk sales, fuels, oils, or accessories for motor vehicles are dispensed, sold or offered for sale at retail only, and where repair service is secondary.

"Automobile towing" means an establishment where emergency-towing equipment is kept along with incidental, temporary and minor storage of vehicles and emergency repairs.

"Automobile wrecking" means the dismantling or disassembling of motor vehicles or trailers, or the storage, sale, or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles or their parts. Two or more dismantled, obsolete or inoperable motor vehicles or parts thereof exposed to the public on one lot or parcel shall constitute a wrecking yard.

"Babysitter" means a person who provides day care services for children in the home of the babysitter for not more than five children for eight or more hours in a 24-hour period as a home occupation.

"Bank-full stage" means the elevation at which water overflows the natural banks of a stream, river or lake and begins to inundate the upland. In the absence of physical evidence, the two-year reoccurrence interval flood elevation may be used to approximate bank-full stage.

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the "100-Year Flood." Designation on maps always includes the letters A or V.

"Basement" means any area of a building having its floor subgrade (below ground level) on all sides.

"Bath, full bath" means a bathroom that contains a toilet, sink, and one or more of the following: a shower, bathtub, and/or steam shower.

"Bath, half bath" means a bathroom that contains a toilet and a sink, but not one or more of the following: a shower, bathtub, and/or steam shower.

"Bed and breakfast inn" means a single-unit dwelling where lodging and meals are provided, for compensation, in which no more than two guest rooms are provided for no more than six travelers or transient guests. A guest shall not rent for a time period longer than 15 consecutive nights.

"Bed or banks of stream or river" means the physical container of the waters of a stream or river lying below bank-full stage, and the land 10 feet on either side of the container.

"Bend urban area" means the adopted Bend Urban Growth Boundary that is shown on the Deschutes County Comprehensive Plan Map as Urban Area Reserve.

"Bicycle" as used in Title 18 has the meaning given in ORS 801.

"Bicycle facility" means any public or private improvements to accommodate and encourage bicycling, including bikeways and bike parking racks, spaces, and structures.

"Bikeway" means any road, path, or way open to bicycle travel regardless of whether such facilities are designated for the preferential use of bicycles or are to be shared with other transportation modes.

"Board." See "County Commission."

"Boarding or lodging house" means a dwelling unit or part thereof, other than a hotel or motel or multi-unit dwelling, where lodging with or without meals is provided, for compensation, for three or more persons.

"Boat dock or pier, community" means a personal use boating structure built over or floating upon the water of a lake, river, or stream which serves more than one property owner for the mooring of boats or as a landing place for marine transport, and having a surface area of 320 square feet or less.

"Boat dock or pier, individual" means a personal use boating structure built over or floating upon the water of a lake, river, or stream which serves one property owner for the mooring of boats or as a landing place for marine transport, and having a surface area of 160 square feet or less.

"Boat house" means a covered or enclosed structure designed to provide moorage and/or storage for recreational or commercial marine transport and built over or floating upon a lake, river, or stream.

"Boat slip" means an area of bank or shore where soil or other material is excavated to a level at or below the level of the waters of an abutting lake, river, or stream, to allow the mooring or landing of marine transport within the excavated area.

"Boat yard" means a place where boats are constructed, dismantled, stored, serviced, or repaired including maintenance work thereon.

"Building" means any structure used or intended for supporting or sheltering any use or occupancy.

"Building line" means a line parallel to the lot line and passing through the most forward point of plane of a building.

"Building lot" means a lot or parcel occupied or intended to be occupied by a primary building or a group of such buildings and accessory buildings, together with such open spaces as are required by DCC Title 19, and having the required frontage on a street and setbacks.

"Building, main" means a building within which is conducted the primary use permitted on the lot or parcel as provided in DCC Title 19.

"Building official" means the Building Official of Deschutes County, Oregon.

"Bulk distribution plant" means a facility for the storage of fuels or other volatile products and for their distribution to retail sales facilities or other bulk purchasers, regardless of ownership.

"Cannabinoid" means any of the chemical compounds that are the active constituents of marijuana.

"Cannabinoid concentrate" means a substance obtained by separating cannabinoids from marijuana by a mechanical extraction process; a chemical extraction process using a nonhydrocarbon-based or other solvent, such as water, vegetable glycerin, vegetable oils, animal fats, isopropyl alcohol, or ethanol; a chemical extraction process using the hydrocarbon-based solvent carbon dioxide, provided that the process does not involve the use of high heat or pressure; or any other process identified by the Oregon Liquor Control Commission, in consultation with the Oregon Health Authority, by rule.

"Cannabinoid edible" means food or potable liquid into which a cannabinoid concentrate, cannabinoid extract, or dried marijuana leaves or flowers have been incorporated.

"Cannabinoid extract" means a substance obtained by separating cannabinoids from marijuana by a chemical extraction process using a hydrocarbon-based solvent, such as butane, hexane or propane; a chemical extraction process using the hydrocarbon-based solvent carbon dioxide, if the process uses high heat or pressure; or any other process identified by the Oregon Liquor Control Commission, in consultation with the Oregon Health Authority, by rule.

“Cannabinoid product” means a cannabinoid edible and any other product intended for human consumption or use, including a product intended to be applied to the skin or hair, that contains cannabinoids or dried marijuana leaves or flowers. Cannabinoid product does not include usable marijuana by itself, a cannabinoid concentrate by itself, a cannabinoid extract by itself, or industrial hemp as defined in Oregon Revised Statutes 571.300.

"Car wash" means a lot or parcel on which motor vehicles are washed or waxed either by the patron or others, using machinery specially designed for the purpose.

“Child care facility” as used in DCC Title 19 is defined in ORS 329A.

"Church" (Repealed 2020-001 §17, 2020)

"City" means the City of Bend, Oregon, including the following: City Commission, City Engineer, City Manager, and City Recorder-Treasurer.

"Clinic" means a place for group medical services not involving overnight housing of patients.

"Club" means an association of persons (whether or not incorporated), religious or otherwise, for a common purpose, but not including groups which are organized primarily to render a service carried on as a business for profit.

“Color guide” means the paint examples maintained by the County which show acceptable colors for use on buildings, structures and signs including examples of prohibited and restricted colors.

"Community building" means a building used for and operated by a nonprofit organization whose membership is open to any resident of the zone, neighborhood, or community in which the club is located; provided that the primary objectives of the organization are the improvement of the zone, neighborhood or community and its social welfare and recreation.

"Community sewage system" means an onsite system that serves more than one lot or parcel, more than one condominium unit, or more than one unit of a planned unit development.

"Community storage area" means a facility established in accordance with City and/or County standards, designed to provide for the temporary or permanent storage of boats, campers, trailers and similar recreational vehicles or equipment, and serving two or more unrelated persons.

"Community water system" a public water system that has 15 or more service connections used by year-round residents, or that regularly serves 25 or more year round residents.

"Comprehensive plan" means the duly adopted Bend Area General Plan.

"Comprehensive Sign Plan" means a sign plan for one or more properties in a commercial center or business complex showing all locations of proposed signage for business tenants, retail stores, services, offices, and other establishments that perform services on the premises.

"Condominium" shall have the meaning set forth in ORS 100.

"Conduit" means any tunnel, canal, pipeline, aqueduct, flume, ditch, or similar man-made structure which is or may be used to convey water.

"Conservation easement" means a nonpossessory interest in real property conveyed by the property owner to the County, imposing limitations or affirmative obligations concerning the use of the property. The purposes of a conservation easement include, but are not limited to, retaining or protecting natural, scenic or open space values, public access, protecting natural resources, maintaining or enhancing air and water quality, and preserving the historical, archaeological, or cultural aspects of the property.

"Contested case" means proceedings in which the legal rights, duties or privileges of specific parties under the County zoning ordinance, subdivision ordinance or other similar ordinances regulating land use are required to be determined only after public input and/or a hearing at which specific parties are entitled to appear and be heard.

"Contiguous land" means lots or parcels of land under the same ownership which abut each other.

"County" means Deschutes County, Oregon.

"County Commission" means the Deschutes County Board of Commissioners.

"Court" means an open, unoccupied space, other than a setback area, on the same lot or parcel with a building or group of buildings.

"Curb level" means the level of the established curb in front of the building measured at the center of such front. Where no curb has been established, the County Engineer shall establish such level or its equivalent.

"Dam" means any man-made structure which is or may be used to impound water.

"Day care center or facility" see "child care facility".

"Density" means the number of residential dwelling units per acre of land or the amount of land area expressed in square feet of land assignable to each dwelling unit in a residential development, including, but not limited to, one house on one lot or parcel, shall be computed as follows: the gross area of land within the development; less the total aggregate area dedicated for streets, private parks and recreation facilities dedicated or created as an integral part of the development; divided by the total number of dwelling units in the proposed development; equals the density. Density shall run with the land in a specific development and cannot be sold, loaned or otherwise divorced or separated from the specific development under consideration.

"Deschutes River corridor" means all property within 100 feet of the ordinary high water mark of the Deschutes River. The ordinary high water mark shall be as defined in DCC 19.04.040.

"Destination resort" means a self-contained development that provides for visitor-oriented accommodations and developed recreational facilities in a setting with high natural amenities. To qualify as a "large destination resort" under Goal 8, a proposed development must meet the following standards:

- A. The resort is located on a site of 160 or more acres;
- B. At least 50 percent of the site is dedicated to permanent open space, excluding setback areas, streets, and parking areas;
- C. A least \$7 million (in 1993 dollars) shall be spent on improvements for on-site developed recreational facilities and visitor-oriented accommodations exclusive of costs for land, sewer and water facilities and roads. Not less than one-third of this amount shall be spent on developed recreational facilities, and;
- D. Visitor-oriented accommodations are provided, including meeting rooms, restaurants with seating for 100 persons and 150 separate rentable units for overnight lodgings. Accommodations available for residential use shall not exceed two and one-half such units for each unit of overnight lodging. However, the overnight lodging units may be phased in as follows:
 - 1. A total of 150 units of visitor-oriented overnight lodging shall be provided as follows:
 - a) At least 50 units of overnight lodging must be constructed prior to the closure of sale of individual lots, parcels, or units, and;

- b) At least 50 of the remaining 100 required overnight lodging units must be constructed or guaranteed through surety bonding or equivalent financial assurance within five years of the initial lot or parcel sales.
 - c) The remaining required overnight lodging units must be constructed or guaranteed through surety bonding or equivalent financial assurances within 10 years of the initial lot or parcel sales.
2. The number of units approved for residential sale within the resort shall be not more than two and one-half units for each unit of permanent overnight lodging constructed or financially assured, and;
 3. If the developer of a resort guarantees the overnight lodging units required under subparagraphs (C) and (D) of this paragraph through surety bonding or other equivalent financial assurance, the overnight lodging units must be constructed within four years of the date of execution of the surety bond or other equivalent financial assurance.
- E. Commercial uses allowed are limited to those types and levels necessary to meet the needs of visitors to the development. Industrial uses of any kind are not permitted.

“Detached”, with respect to structures, means a structure on an individual lot or parcel that is freestanding and structurally separated from other structures.

"Development" means any change to a site, lot, or parcel, including buildings, placement or replacement of any structures, parking and loading areas, landscaping, paved or graveled areas, grading or fill, mining, and areas devoted to exterior display, advertisement, storage, or activities. Development includes improved open areas such as plazas and walkways, but does not include natural geologic forms or landscapes. Development includes partitions and subdivisions.

"Development, flood-plain", for the purpose of flood standards, means any man-made change to an improved or unimproved site, lot, or parcel, including, but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

"Development" means any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, paving, excavation or drilling operations.

"Districts," when used herein, shall refer to zones, unless obviously to the contrary.

"Diversion" means any man-made structure which is or may be used to deflect or divert water from a river or stream into a conduit.

"Driveway" means an area of land intended for vehicular ingress and egress to a site, extending into the site, lot, or parcel from a road, street, or right of way.

"Dude ranch" means a ranch operated wholly or in part as a resort offering horse-back riding and related activities as outdoor recreation opportunities and offering only temporary rental accommodations for vacation use by nonresidents.

" Dwelling unit" means a building or portion thereof providing living facilities for one or more persons living together, including provisions for sleeping, cooking, and sanitation. Cooking facilities shall be limited to one kitchen and sanitation facilities shall include at least one full bath. All areas shall have an enclosed and unobstructed way of travel within the dwelling unit to all other areas within the dwelling unit. With the exclusion of bedrooms, all areas within the dwelling unit shall be shared in common.

- A. "Duplex" means two attached dwelling units on an individual lot or parcel.
- B. "Dwelling unit, accessory" shall have the meaning set forth in DCC 19.92.160(A).
- C. "Dwelling unit, historic accessory" shall have the meaning set forth in DCC 19.92.150(A).
- D. "Dwelling, manufactured" shall have the meaning set forth in ORS 446.003. As used in DCC Title 19, "manufactured home" shall be synonymous with "manufactured dwelling" as defined herein.
- E. "Dwelling, multi-unit" means a building that consists of three or more attached dwelling units on an individual lot or parcel.
- F. "Dwelling, multi-family" means a "multi-unit dwelling" as defined herein.
- G. "Dwelling, single-unit" means a detached dwelling unit on an individual lot or parcel.
- H. "Dwelling, single-family" means a "single-unit dwelling" as defined herein.
- I. "Dwelling, seasonal" means a single-unit dwelling, including a manufactured dwelling, travel trailer, or camping vehicle, designed for and used as a temporary dwelling for recreational or seasonal purposes only.
- J. "Dwelling Unit, Zero Lot Line" means dwelling units which are constructed with a zero side setback.

K. "Townhouse" means a dwelling unit that is part of a row of two or more attached dwelling units, where each unit is located on an individual lot or parcel.

L. "Two-family dwelling" means a "duplex" as defined herein.

"Easement" means a grant of the right to use a lot or parcel of land or portion thereof for specific purposes where ownership of the land or portion thereof is not transferred.

"Eave" means a projecting overhang four feet or less at the lower border of a roof and extending from a wall or support.

"Exempt vegetation" means a tree or other plant that is shown by the sun chart accompanying a solar access permit application to cast existing shade on a protected area.

"Existing" means existing at the time of application.

"Exterior modification" means a change in the exterior structure of a building that significantly alters the appearance of any side of a building, including a change of color.

"Family child care provider" means a child care provider who regularly provides child care in the home of the provider to not more than 16 children, including children of the provider, regardless of full-time or part-time status.

"Farm use" means the current employment of land, including that portion of such lands under buildings supporting accepted farming practices, for the purpose of obtaining a profit in money by raising, harvesting and selling crops, or by the feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honey bees, or for dairying and the sale of dairy products, or any other agricultural or horticultural use or animal husbandry, or any combination thereof. "Farm use" includes the preparation and storage of the products raised on such land for human and animal use, and disposal by marketing or otherwise. It does not include the use of the land subject to the provisions of ORS 321, or to the construction and use of dwellings customarily provided in conjunction with the farm use. "Current employment" of land for farm use includes:

- A. Land subject to the soil-bank provisions of the Federal Agricultural Act of 1956, as amended (P. L. 85-540, 70 Stat. 188);
- B. Land lying fallow for one year as a normal and regular requirement of good agricultural husbandry; and
- C. Land planted in orchards or other perennials prior to maturity.

As used in this DCC 19.04.040, "accepted farming practice" means a mode of operation that is common to farms of a similar nature, necessary for the operation of such farms to obtain a profit in money, and customarily utilized in conjunction with farm use.

Any structure, pen, or corral wherein cattle, horses, sheep, goats, swine, or other similar animals are maintained in close quarters for the purpose of fattening such livestock for final shipment to market or for breeding is a farm use.

"Fence, sight obscuring" means a continuous fence, wall, evergreen planting, or combination thereof constructed and/or planted to effectively screen a particular use from view.

"Fill", as used in the context of lakes, rivers, streams, floodplains, wetlands, or riparian areas, means:

- A. The deposit by artificial means of material within any lake, river, stream, floodplain, wetland, or riparian area.
- B. Fill includes any excavation or grading within any lake, river, stream, floodplain, wetland, or riparian area.
- C. Fill does not include shall not include practices that constitute accepted farming practices as defined in ORS chapter 215.

"Fish passage device" means any man-made structure which is or may be used to enable fish to pass over a dam to move upstream.

"Fish protection device" means any man-made structure, such as a fish screen, which is or may be used to prevent fish from entering into or passing through conduits, penstocks and other water conducting structures or devices connected to a hydroelectric facility.

"Flood or flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- A. The overflow of inland or tidal waters; and/or
- B. The unusual and rapid accumulation of runoff surface waters from any source.

"Flood hazard area" means the relatively flat area or lowland abutting the channel of a river, stream, other watercourse, lake, or reservoir which has been or may be covered by a base flood.

"Flood Insurance Rate Map" (FIRM) is the official map on which the United States Federal Insurance Administration has delineated both the areas of special flood hazards and the

risk premium zones applicable to the community. The FIRM is adopted by reference in Ordinance No. 2007-019.

"Flood Insurance Study" is the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood condition of partial or complete inundation of normally dry land areas. The Study is adopted by reference in Ordinance No. 2007-019.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

"Floor area" means the area measured in square feet of horizontal space intended to be a floored surface contained within a building or portion thereof, measured inside of the external walls, including slab-on-grade and exclusive of vent shafts, courts, and basements. When calculating floor area, stairs are counted once unless the area under the stairs is part of the dwelling unit's floor plan, in which case the stairs are counted twice. Portions of the floor area with a sloped ceiling measuring less than five feet from the finished floor to the finished ceiling are not considered as contributing to the floor area.

"Frontage, river" means that portion of a lot or parcel abutting a river, stream, or lake.

"Frontage, street" means the length of a lot line that directly abuts or borders a right of way.

"Garage, private" means an accessory building or portion of a main building used for the parking or temporary storage of vehicles owned or used by occupants of the main building.

"Garage, public" means a building other than a private garage used for the care and repair of motor vehicles or where such vehicles are parked or stored for compensation, hire or sale.

"Grade" means the elevation of the ground surface. Grade is further defined as:

- A. "Grade, average", for the purposes of calculating structural height, shall be the average of two points which shall be the highest finished grade abutting a structure and the lowest finished grade abutting the structure.
- B. "Grade, existing" means the existing elevation of the ground surface prior to grading, compaction, placement of fill, and/or the excavation or removal of earth from the lot or parcel.
- C. "Grade, finished" means the final elevation of the ground surface following all grading, compaction, placement of fill, and/or the excavation or removal of earth from the lot or parcel.

D. For the purposes of roads, streets, rights of way, or slopes, “grade” shall mean the degree of inclination.

“Ground mounted sign,” in the Bend Urban Area, a “Ground mounted sign” means a freestanding sign that has a solid base which is directly and continuously connected to the sign face for at least 50 percent of the sign face width or is borne by supports less than or equal to 24” in height as measured from grade to the sign face.

"Guesthouse" means living quarters within a detached accessory building located on the same lot or parcel as a dwelling unit for use by temporary guests of the occupants of the main premises, or for members of the same family as that occupying the main structure, not rented or otherwise used as a separate dwelling unit. A guesthouse shall contain no kitchen.

"Hearings Body" means ~~Planning Commission,~~ Hearings Officer, County Planning Commission, County Legal Counsel, and County Board of Commissioners.

“Hearing, initial” is a quasi-judicial hearing authorized and conducted by the Hearings Officer or County Planning Commission to determine if a change or permit shall be granted or denied.

“Hearings Officer” means a planning and zoning Hearings Officer appointed or designated by the County Commission pursuant to ORS 227.165 or, in the absence of such appointed Hearings Officer, the County Planning Commission, or City Council.

"Height " as it pertains to structures, means the vertical distance from average grade to the highest point of the structure.

"Highest shade producing point" means the highest shade producing point of the structure two hours before and after the solar zenith on December 21.

"Home occupation" means a use conducted entirely within a dwelling unit, which use is clearly incidental and secondary to the use of the dwelling unit for dwelling purposes and with the conditions of DCC 19.88.140.

"Hospital" means any institution, place, building or agency which maintains and operates organized facilities for 20 or more persons for the diagnosis, care and treatment of human illness, including convalescence and care during and after pregnancy, or which maintains and operates organized facilities for any such purpose, and to which persons may be admitted for overnight stay or for a longer period.

"Hotel" means a building or portion thereof with more than five sleeping rooms designed or used for occupancy of individuals who are lodged, with or without meals, and in which no provision is made for cooking in any individual room or suite.

"Human resource facility" means a facility under the control of and financed by a unit of government or religious, philanthropic, charitable or nonprofit organization and devoted to the housing, training or care of children, the aged, indigent, disabled or underprivileged, including places of detention or correction.

"Hydroelectric facility" means all aspects of any project or development necessary for or related to the generation of hydroelectric energy, including, but not limited to, conduits, dams, diversions, fish ladders and screens, generators, impoundments, penstocks, turbines, transmission facilities and related buildings, structures, storage areas, access roads, parking areas and surrounding and adjacent lands which are necessary for or related to the facility.

"Impoundment" means any man-made structure which is or may be used to impound water.

"Incidental and subordinate" means minor, secondary, and dependent in relation to another use, activity, or structure.

"Junk yard" means a place where waste, discarded or salvaged materials are stored, bought, sold, exchanged, baled, packed, disassembled or handled, including auto wrecking yards, house wrecking yards, used lumber yards, and places or yards for storage of salvaged house wrecking and structural steel materials and equipment; but not including such places where such uses are conducted entirely within a completely enclosed building, and not including pawn shops and establishments for the sale, purchase or storage of used furniture and household equipment, used cars in operative condition or salvaged materials incidental to manufacturing operations.

"Kennel" means any premises where four or more dogs, cats, or other small animals, or any combination thereof at least four months of age, are kept commercially or permitted to remain for board, propagation, training, or sale, except veterinary clinics and animal hospitals.

"Kitchen" means a discrete, enclosable area that includes a sink outside of a bath, and one or more of the following: a stove, range, oven, microwave, any food heating appliance, a range hood and/or exhaust vent, or rough-ins for any of these appliances.

"Land use action." Any action involving an application for a land use permit.

"Landscaping" includes primarily trees, grass, bushes, shrubs, flowers, garden areas, and incidental arrangements of fountains, patios, decks, street furniture and ornamental concrete or stonework areas, and artificial turf or carpeting, but excludes artificial plants, bushes, shrubs or flowers.

"Livestock" means animals of any kind kept or raised for sale, resale, agriculture field production or pleasure.

"Livestock feeding yard" means an enclosure designed or used for the purpose of concentrated feeding or fattening of livestock for commercial slaughter.

"Livestock sales yard" means an enclosure or structure designed or used for holding livestock for purposes of sale or transfer by auction, consignment or other means.

"Loading space" means an off-street space within a building or on the same lot or parcel with a building, for the temporary parking of a commercial vehicle or truck while loading or unloading merchandise or materials and which space has direct access to a street or alley.

"Lot" shall have the meaning set forth in ORS 92.010.

“Lot area” means the total horizontal area contained within the lot lines. Said area shall be computed as gross area for lots or parcels larger than 2.5 acres and net area for lots or parcels 2.5 acres and smaller.

- A. “Lot area, gross” means the total horizontal net area within lot lines including all streets, roads, and easement of access to other property that would accrue to that lot or parcel if the road, street, or easement were vacated. The gross area of lots or parcels that have never been previously described of record as other than fractions of a section shall be calculated as if the section contained 640 acres, in cases where a lot or parcel is sought to be partitioned.
- B. “Lot area, net” shall be used for lots or parcels smaller than 2.5 acres and means the total horizontal area contained within the lot lines that is free from roads, streets, rights of way, or easements of access to other property.
- C. As used in DCC Title 19, “lot size” shall be synonymous with “lot area”.

"Lot coverage" means all areas of a lot or parcel covered by structures with surfaces greater than 18 inches above the finished grade.

"Lot Line" means any line bounding a lot or parcel.

- A. "Lot Line, Front" means a lot line separating a lot or parcel from a street, road, or right of way. A lot or parcel may have more than one front lot line. In the case of a lot

or parcel that does not have street frontage, a front lot line shall be any lot line through which driveway access to the property is provided.

- B. "Lot Line, Northern" for the purposes of DCC 19.88.210, the northern lot line shall be the northerly edge of the lot or parcel on which an applicant's structure is located, unless directly north of the lot or parcel is an unbuildable area, in which case northern lot line means the northerly edge of the buildable area.
- C. "Lot Line, Rear" means the lot line not abutting a street, road, or right of way, which is the longest horizontal distance, measured perpendicularly, from any front lot line. In the case of an irregular or triangular-shaped lot or parcel, the rear lot line is a line 10 feet in length within the lot or parcel, parallel to and at the maximum distance from a front lot line. An irregular lot or parcel with four or more sides is one in which a side lot line and the rear lot line form an interior angle of at least 135 degrees.
- D. "Lot Line, Side" means any lot line other than a front or rear lot line bounding a lot or parcel.

"Lot of record" means:

- A. A lot or parcel at least 5,000 square feet in area and at least 50 feet wide, which conformed to all zoning and subdivision or partition requirements, if any, in effect on the date the lot or parcel was created, and which was created by any of the following means:
 - 1. By partitioning land as defined in ORS 92.010(8);
 - 2. By a subdivision plat, as defined in ORS 92.010(9), filed with the Deschutes County Surveyor and recorded with the Deschutes County Clerk;
 - 3. By deed or contract, dated and signed by the parties to the transaction, containing a separate legal description of the lot or parcel, and recorded in Deschutes County if recording of the instrument was required on the date of the conveyance. If such instrument contains more than one legal description, only one lot of record shall be recognized unless the legal descriptions describe lots in accordance with a recorded subdivision or town plat;
 - 4. By a town plat filed with the Deschutes County Clerk and recorded in the Deschutes County Record of Plats; or
 - 5. By the subdividing or partitioning of adjacent or surrounding land, leaving a remainder lot or parcel.

B. The following shall not be deemed to be a lot of record:

1. A lot or parcel created solely by a tax lot segregation because of an Assessor's roll change or for the convenience of the Assessor;
2. A lot or parcel created by an intervening section or township line or right of way;
3. A lot or parcel created by an unrecorded subdivision, unless the lot or parcel was conveyed in accordance with DCC 19.04.040(A)(3); or
4. A parcel created by the foreclosure of a security interest.

“Lot width” means the diameter of the largest circle that can be wholly contained within the boundaries of a lot or parcel.

"Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of DCC 19.72.070.

"Maintain" means to cause or allow to continue in existence. When the context indicates, the word shall mean to preserve and care for a structure, improvement, condition or area to such an extent that it remains attractive, safe and presentable, and carries out the purpose for which it was installed, constructed or required.

"Manufactured dwelling park" shall have the meaning set forth in ORS 446.003.

"Manufactured dwelling subdivision" means a subdivision designed and intended for residential use where residence is in manufactured dwellings.

“Marijuana production” means the manufacture, planting, cultivation, growing, trimming, harvesting, or drying of marijuana, provided that the marijuana producer is licensed by the Oregon Liquor Control Commission, or registered with the Oregon Health Authority and a “person designated to produce marijuana by a registry identification cardholder.”

“Marijuana retailing” means the sale of marijuana items to a consumer, provided that the marijuana retailer is licensed by the Oregon Liquor Control Commission for recreational marijuana sales or registered with the Oregon Health Authority for medical marijuana sales.

“Marijuana wholesaling” means the purchase of marijuana items for resale to a person other than a consumer, provided that the marijuana wholesaler is licensed by the Oregon Liquor Control Commission.

"Marina" means a structure or structures built over or floating upon the waters of a lake, river, stream or man-made waterway that provides moorage, launching, storage, supplies and services for recreational and/or commercial marine transport.

“Mobile home” shall have the meaning set forth in ORS 446.003.

“Mobile home park” shall have the meaning set forth in ORS 446.003.

"Motel" means a building or group of buildings used for transient or residential purposes and containing guest rooms with automobile storage space provided in connection therewith; which building or group is designed, intended, or used primarily for the accommodation of transient automobile travelers, including groups designated as auto cabins, motor courts, motor hotels, and similar designations.

"Municipal water supply system" means a domestic water supply source and distribution system owned and operated by a City or County, or owned and operated by a special district or other public corporation which has independent tax-levying powers to support the system and which supplies water to a total of 1,000 or more households.

"Natural hazard" means geographic areas in which natural conditions exist which pose or may pose a threat to the health, safety, or welfare of people, property, or the environment, including areas subject to drought, earthquake, flood, landslide, volcanic event, wildfire, windstorm, or severe winter storm.

"Nonconforming use" means a use of a lot, parcel, a building, or structure, which use lawfully existed at the time of the adoption of DCC Title 19, or of any amendment thereto, but which use does not conform with the use regulations imposed by DCC Title 19 or such amendment thereto.

"Nursing home" means any home, institution, or other structure maintained or operated for the nursing and care of four or more ill or infirm adults not requiring hospital care or hospital facilities.

“Open space” means any lot, parcel, or area of land or water set aside, designed, or reserved for the public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land abutting or neighboring such open space.

"ORS" means Oregon Revised Statutes.

"Ordinary High Water" (OHW) means the highest line on the bank or shore of a lake, river, or stream to which the water ordinarily rises annually in season.

"Ordinary Low Water" (OLW) means the lowest line on the bank or shore of a lake, river, or stream to which the water ordinarily recedes annually in season.

"Outdoor promotional event" means an on-site outdoor sales or promotional event conducted in the parking lot or other outdoor area relating to a retail store or shopping mall. Such events are allowed only in the CH, CL, and CG zones and are subject to conditions under those zones.

"Overnight lodgings" with respect to destination resorts, means permanent, separately rentable accommodations that are not available for residential use. Overnight lodgings include hotel or motel rooms, cabins and time-share units. Individually owned units may be considered overnight lodgings if they are available for overnight rental use by the general public for at least 38 weeks per calendar year through a central reservation system operated by the destination resort or by a real estate property manager, as defined in ORS 696.010. Tent sites, recreational vehicle parks, mobile homes, dormitory rooms and similar accommodations do not qualify as overnight lodging for the purpose of this definition.

"Owner" means the owner of record of real property as shown on the tax rolls of Deschutes County, or a person purchasing a piece of property under contract. For the purposes of DCC Title 19 in terms of violations and binding agreements between the County and the owner, the word "owner" shall also mean a leaseholder, tenant or other person in possession or control of the premises or property at the time of the agreement or violation of agreement or the provisions of DCC Title 19.

"Parcel" shall have the meaning set forth in ORS 92.010.

"Parking area, public" means an open area, other than a street or other public way, used for the parking of automobiles and available to the public whether for a fee, free or as an accommodation for clients or customers.

"Parking POD" means 50 or fewer parking spaces located together in a group.

"Parking space" means a durable and dustless, permanently surfaced and marked area, excluding paved area necessary for access, for the parking of a motor vehicle.

"Partition" shall have the meaning set forth in ORS 92.010.

"Partitioning land" shall have the meaning set forth in ORS 92.010.

"Partition plat" shall have the meaning set forth in ORS 92.010.

"Party." Any person who has standing.

"Pedestrian facility" means any public or private improvement that accommodates and encourages pedestrian traffic including sidewalks, on-site walkways, crosswalks, access corridors, and may include other improvements such as lighting, benches and fences which make it safe or convenient to walk.

"Penstock" means any conduit or other structure which is or may be used to convey water to ,the driving mechanism of the generator.

"Permit." Authority for or approval of a proposed use of land for which approval is a matter of discretion and is required by a land use ordinance. The term includes, but is not limited to, permission given for those changes set forth in Application for Land Use Permit and a special exception, special design zone, and other similar permits.

"Permittee" means the person who is proposing to use or who is using the land pursuant to any permit required herein.

"Person." means any individual, partnership, corporation, association, governmental subdivision or agency, or public or private organization of any kind.

“Person designated to produce marijuana by a registry identification cardholder” means person designated to produce marijuana by a registry identification cardholder under Oregon Revised Statutes 475.304 who produces marijuana for a registry identification cardholder at an address other than the address where the registry identification cardholder resides or at an address where more than 12 mature marijuana plants are produced.

~~"Planning Commission" means the Planning Commission of the Bend Urban Area.~~

"Planning Director" means the Director of the Deschutes County Planning Department and his/her delegate.

"Planned unit development" means the development of an area of land as a single entity for a number of dwelling units or a number of uses, according to a plan which does not necessarily correspond in lot area, bulk, or type of dwelling unit, density, lot coverage, or required open space to the standard regulations otherwise required by DCC Title 19.

"Plat" shall have the meaning set forth in ORS 92.010.

“Pole sign” means a freestanding sign connected to the ground by one or more supports, where any portion of the lower edge of the sign face is separated from the ground by air, a distance greater than 24” in height as measured from grade.

"Potential structure" means for purpose of solar access protection, a potential structure is any structure or building that could be built as a permitted use in a particular location under existing development standards under the existing Deschutes County Comprehensive Plan.

"Preschool" as used in Title 19 is defined in ORS 329A as "preschool recorded program".

"Primary building entrance" means the main entrance closest to the public street by which pedestrians can access a building, structure, or activity.

"Primary frontage" means that portion of a lot or parcel of property which abuts a dedicated public street, highway, or an approved private street and is where the public or customer entrance fronts upon.

"Primary building" means the largest building or buildings within a commercial center or business complex. Typically, these are the anchor tenants.

"Primary use" means a lawfully established use on a lot or parcel that is not incidental and subordinate to another use on the lot or parcel. A lot or parcel may contain multiple primary uses.

"Productive solar collector" means a solar collector that provides no less than a) 10 percent of a building's annual total energy requirements, or b) 50 percent of a building's annual water heating requirements.

"Property line" shall have the meaning set forth in ORS 92.010.

"Property line adjustment" means a relocation or elimination of all or a portion of the common property line between abutting properties that does not create an additional lot or parcel.

"Protect" means save or shield from loss, destruction, or injury or for future intended use.

"Protected area" means the specific area which is provided solar access for specific hours and dates under DCC Title 19.

"Provide" means prepare, plan for, and supply what is needed.

"Public buildings" means buildings that are owned and operated by federal, state, or local governments or special districts and which are occupied by such a governmental or quasi governmental body to provide nonproprietary governmental services. Such buildings include, but are not limited to, fire stations, city halls, courthouses, administration buildings, human service facilities, and correctional facilities.

"Public Works Director" means the Director of Deschutes County's Public Works Department, or the Roadmaster or his/her delegate.

"Public utility water system" means a domestic water supply source and distribution system supplying water for household uses, owned and operated by a person subject to regulation by the Public Utility Commissioner of the State of Oregon, and supplying water to a total of 500 or more households.

"Public water system" shall have the meaning set forth in OAR 333-061-0020.

"Quasi-judicial" means a zoning action entailing application of a general rule or policy to specific individuals or situations.

"Recreational facility, private" means a recreation facility under private ownership and operated by a for-profit or nonprofit organization, open to bona fide members, and providing one or more of the following types of recreation activity; tennis, handball, golf, squash, volleyball, racquetball, badminton, and swimming, or other similar types of uses.

"Recreational vehicle" means a vehicle with or without motive power that is designed for human occupancy and as further defined, by rule, by the Director of Transportation, at OAR 735-022-0140.

"Recreational vehicle park" shall have the meaning set forth in OAR 918-650-0005.

"Religious Institution or Assembly" means, so long as having public charity status as a religious assembly or institution established with the Internal Revenue Service, either (consistent with ORS 215.441(1) a church, synagogue, temple, mosque, chapel, meeting house, or other nonresidential place of worship, or (consistent with 42 USCA § 2000cc-5(7)(B)) the use, building, or conversion of real property for the purpose of religious exercise.

"Removal", as used in the context of lakes, rivers, streams, floodplains, wetlands, or riparian areas, means:

- A. The taking of material in lakes, rivers, streams, floodplains, wetlands, or riparian areas; or
- B. The movement by artificial means of material within the bed of such waters, including channel relocation.
- C. Removal includes any excavation or grading within any lake, river, stream, floodplain, wetland, or riparian area.

D. Removal does not include practices that constitute accepted farming practices as defined in ORS chapter 215.

"Replat" shall have the meaning set forth in ORS 92.010.

"Residential care" means services provided to individuals, including supervision; protection; assistance while bathing, dressing, grooming or eating; management of money; transportation; recreation; and the providing of room and board.

"Residential facility" means a residential care, residential training, or residential treatment facility, as those terms are defined in ORS 443.400 (Definitions for ORS 443.400 to 443.455), that provides residential care alone or in conjunction with treatment or training or a combination thereof for six to fifteen individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential facility.

"Residential home" means a residential treatment or training home, as defined in ORS 443.400 (Definitions for ORS 443.400 to 443.455), a residential facility registered under ORS 443.480 (Definitions for ORS 443.480 to 443.500) to 443.500 (Investigation of registered facilities), or an adult foster home licensed under ORS 443.705 (Definitions for ORS 443.705 to 443.825) to 443.825 (Disposition of penalties recovered) that provides residential care alone or in conjunction with treatment or training or a combination thereof for five or fewer individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents, and need not be related to each other or to any resident of the residential home.

"Right of way" means the area between the boundary lines of a street, road, or other public easement.

"Riparian area" means a terrestrial zone where annual and intermittent water, a high water table, and wet soils influence vegetation and microclimate.

"Roadside stand" means a temporary structure, vehicle or area designed or used for the display or sale of merchandise on the premises upon which such a stand is located.

"Roadway" means that portion of a street or road right of way developed for vehicular traffic.

"Scenic area" means land and other natural features that are valued for their aesthetic values and appearance.

"Setback" means the minimum allowable horizontal distance between two or more specified features, except as otherwise provided in DCC Title 19.

- A. "Setback, front" means a setback measured from a front lot line to the nearest point of any structure, except as otherwise provided in DCC Title 19. In the case of a front lot line that does not have street frontage, the front setback shall be the minimum distance as identified in the underlying zone for a local street right of way.
- B. "Setback, Ordinary High Water Mark" means a setback measured from an Ordinary High Water Mark line, to the nearest point of any structure, except as otherwise provided in DCC Title 19.
- C. "Setback, rear" means a setback measured from the rear lot line to the nearest point of any structure, except as otherwise provided in DCC Title 19.
- D. "Setback, rimrock" means a setback measured from a rimrock to the nearest point of any structure, except as otherwise provided in DCC Title 19.
- E. "Setback, side" means a setback measured from a side lot line, to the nearest point of any structure, except as otherwise provided in DCC Title 19.

"Setback area" means any area located within a designated setback as identified herein.

"Shade" means a shadow, except a shadow caused by a narrow object, including but not limited to a utility pole, an antenna, a wire or a flagpole.

"Shopping center" means a retail store or combination of stores usually including a grocery store which provides goods for sale to the general public and with a combined leasable area in excess of 30,000 square feet.

"Site plan" means a plan prepared to scale, showing accurately and with complete dimensioning, all of the uses proposed for a specific lot or parcel of land.

"Solar access" means protection from shade for a specific area during specific hours and dates, but not including protection from shade cast by exempt vegetation.

"Solar access permit" means the instrument issued by the County which limits the size of nonexempt vegetation on certain lots or parcels in the vicinity of a recorded solar collector.

"Solar collector" means any object that uses solar radiation for a useful purpose, including but not limited to windows, walls, roofs, and collectors.

"Solar heating hours" means the hours and dates during which solar access is provided.

"Solar height restriction" means the allowable height of buildings, structures and nonexempt vegetation on a property burdened by the solar access of another property.

"Street" means a public thoroughfare or right of way other than an alley, dedicated, deeded or condemned for such use and private thoroughfare or access easements which are used for vehicle travel including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare.

"Standing, legal." See "standing" as defined in DCC 22.24.080.

"Start of construction" means the first act of permanent construction of a structure, other than a manufactured dwelling, on a site, lot, or parcel, such as the pouring of slabs or footings or any work beyond site preparation, such as clearing, grading, and filling. It does not include the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms, or the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or as part of the primary use structure. For a structure other than a manufactured dwelling without a basement or poured footings, the start of construction includes the first permanent framing or assembly of the structure, or any part thereof, on its piling or foundations. For manufactured dwellings not within a manufactured dwelling park or manufactured dwelling subdivision, start of construction means the affixing of the manufactured dwelling to its permanent site. For manufactured dwellings within manufactured dwelling parks or manufactured dwelling subdivisions, start of construction is the date on which construction of facilities for servicing the site on which the manufactured dwelling is to be affixed (including, at a minimum, the construction of streets, either final site grading or pouring of concrete pads, and installation of utilities) is begun.

"Structural alteration" means any change to the supporting members of a structure including foundations, bearing walls or partitions, columns, beams, girders, any structural change in the roof or in the exterior walls, or any alteration requiring a building permit.

"Structural footprint" means the horizontal structural and/or building area as seen in plan view (as in floor plan, view from above), measured from the outside of all exterior walls and supporting columns.

"Structure" means anything constructed, built, or installed, which requires a location on the ground or is attached to another structure having a location on the ground.

"Subdivide lands" shall have the meaning set forth in ORS 92.010.

"Subdivision" shall have the meaning set forth in ORS 92.010.

"Subdivision plat" shall have the meaning set forth in ORS 92.010.

"Substantially shaded" means less than 80 percent of the available solar insolation is available during winter solar heating hours to either the south roof and/or wall of an existing or potential structure.

"Sunchart" means a photograph or photographs taken in accordance with the guidelines of the Planning Director, which plots the position of the sun during each hour of the day and each month of the year relative to a protected area. The sunchart shall contain, at a minimum:

- A. Solar altitude in 10-degree increments;
- B. Solar azimuth measured from true south in 15-degree increments;
- C. If the solar collector is more than 20 feet wide, the southern skyline as seen from the two end points and from the center point of the lower edge of the protected area; and
- D. A clear delineation of the existing objects which cast shadows on the protected area, including hills, structures and deciduous and evergreen vegetation.

"Surface mining" includes all or any part of the process of mining minerals by the removal of overburden and extracting of natural mineral deposits thereby exposed by any method by which more than 50 cubic yards of minerals are extracted or by which at least one acre of land is affected within a period of 12 consecutive calendar months, including open-pit mining refuse, the construction of adjacent or off-site borrow pits (except those constructed for use as access road), the quantity or area specifications set forth herein or when such activities affect more than one acre of land for each eight acres of land prospected or explored; or other similar materials conducted by the landowner or tenant for the primary purpose of construction, reconstruction, or maintenance of access roads and excavation or grading operations conducted in the process of farming or cemetery operations, on-site road construction or other on-site construction or underground mines; and excluding rock, gravel, sand, silt or similar substances removed from the beds or banks of any waters of this state pursuant to permit issued under ORS 541.605 to 541.660. (Reclamation of Mining Lands, ORS 517.750 to Number 12.)

"Time share unit" means:

- A. A dwelling unit, lot, or parcel divided into periods of time under any arrangement, plan, scheme or device; whether by membership, agreement, share, tenancy in common, sale, lease, deed, rental agreement, license, right to use agreement or otherwise; where a purchaser, in exchange for consideration, receives a right to use the dwelling unit, lot, or parcel for a period of time less than a full year during any

given year, but not necessarily for consecutive years, which extends for a period of more than three years; or

- B. A dwelling or unit, lot, or parcel created into interests sold under an agreement to be subsequently divided or created into interests for the purpose of sale or lease or other similar arrangement as set out in DCC 19.04.040(A); whether immediate or future, into 11 or more undivided interests or 11 or more other interests, or any other similar arrangement of interests in the dwelling unit, lot, or parcel.

"Tract" shall have the meaning set forth in ORS 215.010.

"Trailer" means any portable unit designed and built to be towed on its own chassis, comprised of frame and wheels and which does not fall within the definitions of vacation trailer, manufactured dwelling, or prefabricated structure. Includes boat trailers, bunk trailers, portable schoolrooms, and industrial, commercial, or public offices and accessory uses.

"Transit facility" means public or private improvements at selected points along transit routes for passenger pickup, drop off and waiting. Improvements may include pullouts, shelters, waiting areas, benches, information and directional signs, or structures and lighting.

"Transit route" means an existing or planned route for public intra-city or intraurban transit service in the local or regional transportation plan. Does not include temporary routes or routes which are planned to be replaced.

"Transmission facility" means the conductors, lines, poles, towers, structures, corridors and construction staging and assembly areas necessary for or associated with the transmission of electricity from a hydroelectric facility for distribution.

"Trailer, travel" means a recreational vehicle without motive power that is eight and one-half feet or less in width and is not being used for commercial or business purposes.

"Tumalo Creek canyon rimrock" means any ledge, outcropping or overlying stratum of rock, which forms a face in excess of 45 degrees and which creates or is within the canyon of Tumalo Creek. For purposes of DCC 19.22.050(H), the edge of the rimrock is the uppermost rock ledge or outcrop of rimrock that is within the Tumalo Creek canyon.

"Unbuildable area" means an area of a site, lot, or parcel on which a structure could not be built as a permitted or conditional use under the provisions of DCC Title 19.

“Urban Growth Boundary (UGB)” means the urban growth boundary as adopted by the City and County and acknowledged by the State, as set forth in the Bend Comprehensive Plan and as shown on the Bend Comprehensive Plan map.

"Use" means the purpose for which land or a structure is designed, arranged or intended, or for which it is occupied or maintained.

“Utility easement” means an easement noted on a subdivision plat, partition plat, or other lawfully recorded easement for the purpose of installing or maintaining public or private utility infrastructure for the provision of water, sewage, power, heat, or telecommunications.

"Utility facility" means any major structures, excluding hydroelectric facilities, owned or operated by a public, private, or cooperative electric, fuel, communications, sewage, or water company for the generation, transmission, distribution, or processing of its products or for the disposal of cooling water, waste or by-products, and including power transmission lines, major trunk pipelines, power substations, water towers, sewage lagoons, sanitary landfills, and similar facilities, but excluding local sewer, water, gas, telephone and power distribution lines, and similar minor facilities allowed in any zone.

"Visual obstruction" means any fence, hedge, tree, shrub, device, wall, or structure exceeding 2.5 feet in height above the elevation of the top of the curb or ground as determined by the Planning Director and so located at a street intersection as to dangerously limit the visibility of persons in motor vehicles on said street or alleys. This does not include trees kept trimmed of branches to a minimum height of eight feet.

"Walkway" means a structure built over or floating upon the waters of a lake, river or stream that provides access to a boat dock or pier.

"Wetland" means those areas that are inundated or saturated by surface or ground water at a frequency or duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs, and other similar areas.

"Winter solar heating hours" means the time period extending two hours before and after the solar zenith on December 21.

"Zero lot line subdivision or partition" means a type of residential subdivision or partition utilizing zero lot lines between dwelling units and providing for individual ownership of each lot or parcel.

"Zone" means a portion of the territory of the Bend Urban Area of Deschutes County within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of DCC Title 19.

- A. Where certain uses are required to be a specified distance from "any R Zone" as provided in DCC Title 19, the term "any R Zone" shall include any RS, RM or RH Zone.
- B. The term "any C Zone" shall include any CN, CC, CL, CG, CH or CB Zone.
- C. The term "any I Zone" shall include any IP, IL or IG Zone.

HISTORY

Adopted by Ord. [80-217](#) §1 Exhibit A on 12/18/1980
Amended by Ord. [82-011](#) on 8/9/1982
Amended by Ord. [83-041](#) §2 on 6/1/1983
Amended by Ord. [86-032](#) §1 on 4/2/1986
Amended by Ord. [86-033](#) §1 on 4/2/1986
Amended by Ord. [86-017](#) §1 Exhibit a on 6/30/1986
Amended by Ord. [86-055](#) §1 on 6/30/1986
Amended by Ord. [86-058](#) §1 on 6/30/1986
Amended by Ord. [88-042](#) §3 on 12/19/1988
Amended by Ord. [90-038](#) §1 on 10/3/1990
Repealed & Reenacted by Ord. [90-007](#) §1 on 12/7/1990
Amended by Ord. [91-001](#) §1 on 1/28/1991
Amended by Ord. [91-029](#) §§1, 8, 9 and 10 on 8/7/1991
Amended by Ord. [92-043](#) §1 on 5/20/1992
Amended by Ord. [93-018](#) §1 on 5/19/1993
Amended by Ord. [94-005](#) §§1 & 2 on 6/15/1994
Amended by Ord. [95-045](#) §15 on 6/28/1995
Amended by Ord. [96-071](#) §1D on 12/30/1996
Amended by Ord. [97-017](#) §1 on 3/12/1997
Amended by Ord. [97-038](#) §1 on 8/27/1997
Amended by Ord. [99-001](#) §§2-4 on 1/13/1999
Repealed & Reenacted by Ord. [2009-002](#) §1,2 on 2/11/2009
Amended by Ord. [2014-016](#) §1 on 12/29/2014
Amended by Ord. [2016-016](#) §1 on 6/1/2016
Amended by Ord. [2017-009](#) §7 on 7/21/2017
Amended by Ord. [2020-001](#) §17 on 4/21/2020
Amended by Ord. [2020-010](#) §8 on 7/3/2020
Amended by Ord. [2021-009](#) §2 on 6/18/2021

Amended by Ord. [2024-008](#) §17 on 1/7/2025

Amended by Ord. [2025-002](#) §37 on 3/28/2025

Amended by Ord. [2025-004](#) §6 on 5/7/2025

Amended by Ord. [2026-006](#) §12 on 4/22/2026

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CHAPTER 19.12 URBAN AREA RESERVE ZONE UAR-10[19.12.010 Purpose](#)[19.12.020 Permitted Uses](#)[19.12.030 Conditional Uses](#)[19.12.040 Height Regulations](#)[19.12.050 Dimensional Standards And Setbacks](#)[19.12.060 Off-Street Parking](#)[19.12.070 Other Required Conditions](#)

...

19.12.020 Permitted Uses

The following uses are permitted:

- A. Farm uses as defined in DCC Title 19.
- B. A single-unit dwelling.
- C. Home occupation subject to DCC 19.88.140.
- D. Other accessory uses and accessory buildings and structures customarily appurtenant to a permitted use subject to DCC 19.92.020.
- E. Day care center facilities subject to site review, DCC 19.76 and DCC 19.88.160.
- F. Farm stands subject to DCC 19.76 and DCC 19.88.290.
- G. A historic home accessory dwelling unit, subject to DCC 19.92.150.
- H. A residential accessory dwelling unit, subject to DCC 19.92.160
- ~~I. Residential home.~~
- I. A recreational vehicle as a rental dwelling, subject to DCC 19.92.170.
- J. Temporary Hardship Dwelling, subject to DCC 19.88.320

HISTORY*Adopted by Ord. [PL-11](#) on 7/11/1979**Amended by Ord. [88-042](#) §4 on 12/19/1988**Repealed & Reenacted by Ord. [90-038](#) §1,2 on 10/3/1990**Amended by Ord. [91-001](#) §2 on 1/28/1991**Amended by Ord. [2008-014](#) §3 on 3/31/2008**Repealed & Reenacted by Ord. [2009-002](#) §1,2 on 2/11/2009**Amended by Ord. [2019-009](#) §4 on 9/3/2019*

Recorded by Ord. [2019-009](#) §4 on 9/3/2019
Amended by Ord. [2023-014](#) §5 on 12/1/2023
Amended by Ord. [2024-008](#) §18 on 1/7/2025
Amended by Ord. [2025-002](#) §39 on 3/28/2025
Amended by Ord. [2025-004](#) §7 on 5/7/2025

Amended by Ord. [2026-006](#) §13 on 4/22/2026

CHAPTER 19.20 SUBURBAN LOW DENSITY RESIDENTIAL ZONE; SR 2 1/2[19.20.010 Purpose](#)[19.20.020 Permitted Uses](#)[19.20.030 Conditional Uses](#)[19.20.040 Height Regulations](#)[19.20.050 Dimensional Standards And Setbacks](#)[19.20.055 Land Divisions](#)[19.20.060 Off-Street Parking](#)[19.20.070 Other Required Conditions](#)

...

19.20.020 Permitted Uses

The following uses are permitted:

- A. A single-unit dwelling.
- B. Agriculture, excluding the keeping of livestock.
- C. Home occupations subject to DCC 19.88.140.
- D. Other accessory uses and accessory buildings and structures customarily appurtenant to a permitted use subject to DCC 19.92.020.
- E. A historic home accessory dwelling unit, subject to DCC 19.92.150.
- F. Child care facility and/or preschool.
- G. A residential accessory dwelling unit, subject to DCC 19.92.160.
- ~~H. Residential home.~~
- H. A recreational vehicle as a rental dwelling, subject to DCC 19.92.170.
- I. Temporary Hardship Dwelling, subject to DCC 19.88.320.

HISTORY*Adopted by Ord. [PL-11](#) on 7/11/1979**Amended by Ord. [88-042](#) §6 on 12/19/1988**Repealed & Reenacted by Ord. [90-038](#) §1,2 on 10/3/1990**Amended by Ord. [91-001](#) §4 on 1/28/1991**Amended by Ord. [93-018](#) §3 on 5/19/1993**Repealed & Reenacted by Ord. [2009-002](#) §1,2 on 2/11/2009**Amended by Ord. [2019-009](#) §5 on 9/3/2019*

Recorded by Ord. [2019-009](#) §5 on 9/3/2019
Amended by Ord. [2020-001](#) §20 on 4/21/2020
Amended by Ord. [2020-010](#) §9 on 7/3/2020
Amended by Ord. [2023-014](#) §6 on 12/1/2023
Amended by Ord. [2024-008](#) §19 on 1/7/2025
Amended by Ord. [2025-002](#) §41 on 3/28/2025
Amended by Ord. [2025-004](#) §8 on 5/7/2025

Amended by Ord. [2026-006](#) §14 on 4/22/2026

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CHAPTER 19.22 WESTSIDE TRANSECT ZONE; WTZ[19.22.010 Purpose](#)[19.22.020 Permitted Uses](#)[19.22.030 Conditional Uses](#)[19.22.040 Height Regulations](#)[19.22.050 Dimensional Standards And Setbacks](#)[19.22.060 Land Divisions](#)[19.22.070 Street Improvements](#)[19.22.080 Off-Street Parking](#)[19.22.090 Fence Standards](#)

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19.22.020 Permitted Uses

The following uses and their accessory uses are permitted outright:

- A. A single-unit dwelling.
- B. Home occupation subject to DCC 19.88.140.
- C. Other accessory uses and accessory buildings and structures customarily appurtenant to a permitted use subject to DCC 19.92.020.
- D. A residential accessory dwelling unit, subject to DCC 19.92.160.
- ~~E.—Residential home.~~
- E. A recreational vehicle as rental dwelling, subject to DCC 19.92.170.
- F. Temporary Hardship Dwelling, subject to DCC 19.88.320.

HISTORY

Adopted by Ord. [2019-001](#) §8 on 4/16/2019

Amended by Ord. [2023-014](#) §7 on 12/1/2023

Amended by Ord. [2024-008](#) §20 on 1/7/2025

Amended by Ord. [2025-002](#) §42 on 3/28/2025

Amended by Ord. [2025-004](#) §9 on 5/7/2025

[Amended by Ord. 2026-006 §15 on 4/22/2026](#)

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Exhibit P

CHAPTER 19.28 URBAN STANDARD RESIDENTIAL ZONE; RS

[19.28.010 Purpose](#)

[19.28.020 Permitted Uses](#)

[19.28.030 Conditional Uses](#)

[19.28.040 Height Regulations](#)

[19.28.050 Dimensional Standards And Setbacks](#)

[19.28.055 Land Divisions](#)

[19.28.060 Off-Street Parking](#)

[19.28.070 Other Required Conditions](#)

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19.28.020 Permitted Uses

The following uses are permitted:

- A. A single-unit dwelling.
- B. Agriculture, excluding the keeping of livestock.
- C. Rooming and boarding of not more than two persons.
- D. Home occupation subject to the provisions of DCC 19.88.140.
- E. Other accessory uses and buildings and structures customarily appurtenant to a permitted use subject to DCC 19.92.020.
- F. Child care facility and/or preschool.

~~G. Residential home.~~

HISTORY

Adopted by Ord. [PL-11](#) on 7/11/1979

Repealed & Reenacted by Ord. [90-038](#) §1 on 10/3/1990

Amended by Ord. [2020-010](#) §10 on 7/3/2020

Amended by Ord. [2024-008](#) §21 on 1/7/2025

Amended by Ord. [2025-002](#) §43 on 3/28/2025

~~Amended by Ord. [2026-006](#) §16 on 4/22/2026~~

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CHAPTER 19.80 OFF-STREET PARKING AND LOADING

[19.80.010 Compliance](#)

[19.80.020 Off-Street Loading](#)

[19.80.030 Off-Street Parking](#)

[19.80.040 Number Of Spaces Required](#)

[19.80.050 General Provisions; Off-Street Parking](#)

[19.80.060 Development And Maintenance Standards For Off-Street Parking Areas](#)

[19.80.070 Off-Street Parking Lot Design](#)

[19.80.080 Required Bicycle Parking](#)

[19.80.090 Bicycle Parking Location And Design; Other Required Conditions](#)

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[19.80.040 Number Of Spaces Required](#)

Off-street parking shall be provided as follows:

A. Residential.

Single-unit, duplex and triplex dwellings:	2 spaces per dwelling unit.
Multi-unit dwelling containing four or more dwelling units:	
Studio or Efficiency Unit	0.75 space per unit
One Bedroom Unit	1.00 space per unit
Two Bedroom Unit	1.50 spaces per unit
Three Bedroom Unit	2.25 spaces per unit
Four Bedroom Unit	2.50 spaces per unit
Resident hotel, rooming, or boarding house	0.50 space guest parking per dwelling unit

B. Commercial Residential.

Hotel	1 space per guest room plus 1 space per 2 employees
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Motel	1 space per guest room or suite plus 1 additional space for the owner or manager.
Club or Lodge	Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurant, auditorium, etc.
Fraternity, Sorority, or Dormitory	1 space for each 6 student beds

C. Institutions.

Welfare or Correctional Institution	1 space per 3 beds for patients or inmates
Convalescent Hospital, Nursing Home, Sanitarium, Rest Home, Home for the Aged	1 space per 2 beds for patients or residents
Hospital	1.5 spaces per bed

D. Places of Public Assembly.

Religious institution or assembly	1 space per 4 seats or 8 feet of bench length in the main auditorium
Library, Reading Room, Museum, Art Gallery	1 space per 400 sq. ft. of floor area plus 1 space per 2 employees
Preschool Nursery or Kindergarten	2 spaces per teacher
Elementary or Junior High School	1 space per employee, or 1 space per 4 seats or 8 ft. of bench length in auditorium, whichever is greater
High School	1 space per employee plus 1 space for each 6 students, or 1 space per 4 seats or 8 feet of bench length in the main auditorium, whichever is greater
College or Commercial School for adults	1 space per 3 seats in classrooms

Other Auditorium or Meeting Room	1 space per 4 seats or 8 feet of bench length. If no fixed seats or benches, 1 space per 60 sq. ft. of floor area.
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E. Commercial Amusement.

Stadium, Arena or Theater	1 space per 4 seats or 8 feet of bench length
Bowling Alley	6 spaces per lane plus 1 space per 2 employees
Dance Hall or Skating Rink	1 space per 100 sq. ft. of floor area plus 1 space per 2 employees

F. Commercial.

Retail Store, except stores selling bulky merchandise	1 space per 300 sq. ft. of gross floor area
Service or repair shops, retail stores, and outlets selling furniture, automobiles or other bulky merchandise where the operator can show the bulky merchandise occupies the major area of the building	1 space per 600 sq. ft. of gross floor area
Bank or Office (except medical and dental)	1 space per 300 sq. ft. of gross floor area
Medical or Dental Office or Clinic	1 space per 150 sq. ft. of gross floor area
Eating or drinking establishments	1 space per 120 sq. ft. of gross floor area
Mortuaries	1 space per 4 seats or 8 feet of bench length in chapels
Beauty parlor and barber shop	3 spaces for each of the first 2 beauty or barber chairs, and 1 ½ spaces for each additional chair

G. Industrial.

Manufacturing establishment	1 space per employee on the largest working shift
Storage Warehouse, wholesale establishment, rail or trucking freight terminal	1 space per 2,000 sq. ft. of gross floor area

H. Other uses not specifically listed above shall furnish parking as required by the Planning Director or Hearings Body~~Planning Commission~~. The Planning Director or Hearings Body~~Planning Commission~~ shall use the above list as a guide for determining requirements for said other uses.

HISTORY

Adopted by Ord. [PL-11](#) on 7/11/1979

Amended by Ord. [88-042](#) §34 on 12/19/1988

Repealed & Reenacted by Ord. [90-038](#) §1,2 on 10/3/1990

Amended by Ord. [2020-001](#) §23 on 4/21/2020

Amended by Ord. [2025-002](#) §47 on 3/28/2025

[Amended by Ord. 2026-006 §17 on 4/22/2026](#)

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CHAPTER 19.88 PROVISIONS APPLYING TO SPECIAL USE STANDARDS

[19.88.010 Automobile Service Stations; Minimum Standards](#)

[19.88.020 Kennels, Riding Academies And Public Stables](#)

[19.88.030 Cemetery, Crematory Or Mausoleum](#)

[19.88.040 Hospitals](#)

[19.88.050 Religious Institution Or Assembly, Community Buildings, Social Halls, Lodges, Fraternal Organization And Clubs](#)

[19.88.060 Drive-In Theaters](#)

[19.88.070 Keeping Of Livestock](#)

[19.88.080 \(Repealed\)](#)

[19.88.090 Temporary Permits For Manufactured Dwellings](#)

[19.88.100 Mines, Quarries, Gravel Pits Or Gravel Removal Sites](#)

[19.88.110 \(Repealed\)](#)

[19.88.120 Utilities](#)

[19.88.130 Rear Lot Or Parcel Permits](#)

[19.88.140 Home Occupation](#)

[19.88.150 Landing Strips For Aircraft And Heliports](#)

[19.88.160 Day Care Facility](#)

[19.88.170 Housing For The Elderly](#)

[19.88.180 Plant Nursery](#)

[19.88.190 Hydroelectric Facilities](#)

[19.88.200 \(Repealed\)](#)

[19.88.210 Solar Setbacks](#)

[19.88.220 Solar Access Permit](#)

[19.88.230 Time-Share Unit](#)

[19.88.240 Fill And Removal](#)

[19.88.250 Dwelling Groups](#)

[19.88.260 Bed And Breakfast Inn](#)

[19.88.270 Temporary Use](#)

[19.88.280 Manufactured Dwellings](#)

[19.88.290 Farm Stands](#)

[19.88.300 Wireless Telecommunication Facilities](#)

[19.88.310 Recreational Vehicle As A Temporary Dwelling On An Individual Lot Or Parcel](#)

[19.88.320 Manufactured Dwelling Or Recreational Vehicle As A Temporary Hardship Dwelling](#)

[19.88.330 Residential Homes And Residential Facilities](#)

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[19.88.070 Keeping Of Livestock](#)

The [Planning Director or Hearings Body](#)~~Planning Commission~~ may authorize the keeping of livestock as a conditional use in an RS, SR, or R zone, subject to the following standards:

- A. One horse, cow, goat, sheep, swine, or other livestock shall have a corral or pasture with a usable area of at least 7,500 square feet; two horses, cows, goats, sheep, swine, or other livestock, at least 10,000 square feet; and for each additional horse, cow, goat, sheep, swine, or other livestock, at least 5,000 square feet, but in no case shall the above use be allowed on any lot or parcel with a lot area of less than one acre.
- B. No enclosure for horses, cows, goats, sheep, swine, or other livestock shall be located closer than 100 feet to a neighboring dwelling unit.
- C. Fences erected in connection with the keeping of livestock shall be of lumber or other standard fencing material (not including barbed wire or electric fence), shall be kept in good repair and shall be at least four feet in height. A fence shall meet the setback requirements of the zone.

HISTORY

Adopted by Ord. [PL-11](#) on 7/11/1979
Repealed & Reenacted by Ord. [90-038](#) §1 on 10/3/1990
Amended by Ord. [2025-002](#) §49 on 3/28/2025
[Amended by Ord. 2026-006 §18 on 4/22/2026](#)

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[19.88.100 Mines, Quarries, Gravel Pits Or Gravel Removal Sites](#)

Extractions from deposits of rock, stone, gravel, sand, earth, minerals or building or construction materials shall not be construed to be a permitted use in any zone of DCC Title 19 (except as outlined in DCC 19.16 for permitted uses in an SM zone) unless a conditional use permit shall first have been obtained as provided in DCC 19.100, except for on-site excavation and grading in conjunction with a specific construction or improvement project. The [Planning Director or Hearings Body](#)~~Planning Commission~~ shall have the power

to grant conditional use permits, which are valid for a specific period of time or are revocable, to permit extractions from deposits of rock, stone, gravel, sand, earth, minerals or building or construction materials. Odors, dust, noise or drainage shall not be permitted to create or become a nuisance to surrounding property.

HISTORY

Adopted by Ord. [PL-11](#) on 7/11/1979
Repealed & Reenacted by Ord. [90-038 §1](#) on 10/3/1990

[Amended by Ord. 2026-006 §18 on 4/22/2026](#)

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[19.88.170 Housing For The Elderly](#)

The purpose of DCC 19.88.170 is to establish standards for housing developments for the elderly within the RH zone. Housing developments for the elderly shall be exempted from applicable zone regulations only insofar as the provisions in DCC 19.88.170 conflict with appropriate regulations.

- A. The minimum lot area for single-unit dwellings and duplexes shall be 5,000 square feet. For each additional dwelling unit, the original lot area shall be increased by 360 square feet provided that more than 50 percent of the dwelling units shall be studio apartments. For the purpose of DCC 19.88.170, a studio apartment is defined as an apartment with one primary room and having no bedrooms.
- B. The combined lot coverage of all structures shall not exceed 50 percent of the lot area.
- C. Off-street parking shall be provided as follows: Total Off Street Parking Area - .75 space per dwelling unit. Improved Off-Street Parking Area - .33 space per dwelling unit. As long as the multiple-unit dwelling serves as housing for the elderly in terms of the original intent for the development, the smaller parking requirement shall apply. Any applicant must provide a site plan showing the total off-street parking area including access and parking spaces in the event the development ceases to serve as housing for the elderly or requires additional parking. In the event that the development ceases to serve as housing for the elderly in terms of the original intent of the development, and the larger off-street parking area does not meet the parking needs of the development, the [Planning Director or Hearings Body](#) [Planning Commission](#) may require development of the total or larger off-street parking area.

HISTORY

Adopted by Ord. [PL-11](#) on 7/11/1979

Repealed & Reenacted by Ord. [90-038](#) §1 on 10/3/1990

Amended by Ord. [2025-002](#) §49 on 3/28/2025

Amended by Ord. [2026-006](#) §18 on 4/22/2026

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19.88.300 Wireless Telecommunications Facilities

A. Spectrum Act Eligible Facilities Requests.

1. All eligible facility reviews submitted in accordance with the Spectrum Act, Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, 47 U.S.C. §1455(a), shall be reviewed under the standards listed therein.
2. If the County determines that a proposed collocation or modification of an existing tower or base station will substantially change the physical dimensions of such tower or base station, the Spectrum Act is inapplicable and this subsection (A) shall not apply. Such an application will be reviewed pursuant to DCC 19.88.120 as a land use action pursuant to DCC Title 22.

HISTORY

Adopted by Ord. [2026-006](#) §18 on 4/22/2026

19.88.310 Recreational Vehicle As A Temporary Dwelling On An Individual Lot Or Parcel

- A. A single recreational vehicle, as defined in DCC Title 19, may be located on a lot or parcel containing a manufactured dwelling or single-unit dwelling, where such dwelling is uninhabitable due to damages from natural disasters, including wildfires, earthquakes, flooding, or storms until no later than the date:
1. The single-unit dwelling or manufactured dwelling has been repaired or replaced and an occupancy permit has been issued;
 2. The local government makes a determination that the owner of the single-unit dwelling or manufactured dwelling is unreasonably delaying in completing repairs or replacing the dwelling; or
 3. Five years after the date the single-unit dwelling or manufactured dwelling first became uninhabitable.

HISTORY

Adopted by Ord. [2026-006](#) §18 on 4/22/2026

19.88.320 Manufactured Dwelling Or Recreational Vehicle As A Temporary Hardship Dwelling

- A. As used in this section, "hardship" means a medical hardship or hardship for the care of an aged or infirmed person or persons experienced by the existing resident or relative.
- B. As used in this section, "relative" means a grandparent, step-grandparent, grandchild, step-grandchild, parent, step-parent, child, step-child, brother, sister, sibling, step-sibling, either blood or legal relationship, niece, nephew, uncle, aunt, or first cousin.
- C. A temporary use permit for the term of the hardship for one of the following hardship dwelling types may be granted on a lot or parcel in conjunction with an existing primary dwelling unit:
 - 1. One manufactured dwelling of any class;
 - 2. One recreational vehicle subject to the criteria under subsection (F).
- D. The hardship dwelling must use the same onsite septic disposal system used by the existing primary dwelling unit, provided that the existing onsite septic system is adequate to accommodate the hardship dwelling. If the hardship dwelling will be connected to a community sewer system this requirement does not apply.
- E. Prior to initiating the use, the property owner must obtain all necessary permits from the Deschutes County Building and Onsite Wastewater Divisions.
- F. A recreation vehicle hardship dwelling must comply with all of the following requirements:
 - 1. The recreational vehicle must have a sink and toilet;
 - 2. The recreational vehicle must comply with all setbacks of the underlying zone(s);
 - 3. The recreational vehicle must be fully licensed;
 - 4. The recreational vehicle must be ready for highway use, on its wheels or jacking system, and must be attached to the site only by quick disconnect type utilities and security devices;
 - 5. A recreational vehicle hardship dwelling located in a special flood hazard area must comply with DCC 19.72; and
 - 6. Permanent attached additions are prohibited.
- G. One temporary use permit for a hardship dwelling is permitted provided there is no guest house, recreational vehicle as a rental dwelling, or accessory dwelling unit on the subject lot or parcel. A recreational vehicle permitted under DCC 19.88.310(A) is allowed in addition to a hardship dwelling.
- H. The hardship shall be verified by a state-licensed medical practitioner's written statement.
- I. The temporary use permit shall be reviewed every two years to ensure ongoing compliance with the terms of DCC 19.88.320.
- J. Within three months of the end of the hardship, one of the following must occur:

1. The manufactured dwelling shall be removed, demolished, or converted to an allowed use in the underlying zones(s);
2. The recreational vehicle shall be vacated, and disconnected from any electric, water or septic/sewer facility connection; or
3. For an existing building used as a hardship dwelling, the building must be converted to a permitted use in the underlying zone(s).

HISTORY

Adopted by Ord. 2026-006 §18 on 4/22/2026

19.88.330 Residential Homes And Residential Facilities

- A. In any application for a residential home or residential facility, the applicant shall not be required to supply any information concerning the existence of or the nature or severity of any handicap (as that term is defined under the Fair Housing Act) of prospective residents.
- B. Residential homes and facilities shall be permitted pursuant to the standards of ORS 197.665 and 197.667, respectively, and any applicable standards of the DCC.

Residential homes and facilities are permitted in the following zones, as summarized in the following table:

Zone	Residential Home	Residential Facility
<u>Urban Area Reserve (UAR-10)</u>	<u>Permitted</u>	<u>Not permitted</u>
<u>Suburban Low Density Residential (SR 2 ½)</u>	<u>Permitted</u>	<u>Not permitted</u>
<u>Westside Transect (WTZ)</u>	<u>Permitted</u>	<u>Not permitted</u>
<u>Urban Standard Residential (RS)</u>	<u>Permitted</u>	<u>Permitted conditionally, subject to the applicable provisions of DCC 19.76 and 19.100</u>

HISTORY

Adopted by Ord. 2026-006 §18 on 4/22/2026

CHAPTER 19.92 INTERPRETATIONS AND EXCEPTIONS

- [19.92.010 General Exceptions To Lot Area Requirements](#)
- [19.92.020 Accessory Uses And Structures](#)
- [19.92.025 Exceptions To Permitted Dwelling Unit Facilities](#)
- [19.92.030 Exception To Height Regulations](#)
- [19.92.040 Establishment And Measure Of Clear Vision Areas](#)
- [19.92.050 Exceptions To Setback Requirements](#)
- [19.92.060 Authorization For Similar Uses](#)
- [19.92.070 Existing Uses](#)
- [19.92.080 Pending Building Permits](#)
- [19.92.090 River Setback \(Repealed\)](#)
- [19.92.100 \(Untitled\)](#)
- [19.92.110 Solar Height Restrictions](#)
- [19.92.120 Conservation Easements On Property Adjacent To Rivers And Streams; Prohibitions](#)
- [19.92.130 Fill And Removal Exceptions](#)
- [19.92.140 Existing Marijuana Production Registered By The Oregon Health Authority \(OHA\)](#)
- [19.92.150 Historic Home Accessory Dwelling Units In UAR-10 And SR-2 1/2 Zones](#)
- [19.92.160 Accessory Dwelling Units In The UAR-10, SR-2 1/2, And WTZ Zones](#)
- [19.92.170 Recreational Vehicles A Rental Dwellings In UAR-10, SR-2 1/2, And WTZ Zones](#)

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19.92.060 Authorization For Similar Uses

The ~~Planning Director or Hearings Body~~~~planning commission~~ may rule that a use not specifically named in the permitted or conditional uses of DCC Title 19 shall be included among the permitted outright or conditional uses if the use is of the same general type and is similar to the permitted or conditional uses of that zone.

HISTORY

Adopted by Ord. [PL-11](#) on 7/11/1979

Repealed & Reenacted by Ord. [90-038](#) §1 on 10/3/1990

[Amended by Ord. 2026-006 §19 on 4/22/2026](#)

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CHAPTER 19.116 AMENDMENTS, APPEALS AND PROCEDURES[19.116.010 Amendments](#)[19.116.020 Standards For Zone Change](#)[19.116.030 Record Of Amendments](#)[19.116.040 Resolution Of Intent To Rezone](#)**19.116.010 Amendments**

DCC Title 19 may be amended by changing the boundaries of zones or by changing any other provisions thereof subject to the provisions of DCC 19.116.

- A. Text changes and legislative map changes may be proposed by the Board of County Commissioners on its own motion, by the motion of the [Planning Director or Hearings Body](#)~~Planning Commission~~, upon payment of a fee, by the application of a member of the public. Such changes shall be made pursuant to DCC 22.12 and ORS 215.110 and 215.060.
- B. Any proposed quasi-judicial map amendment or change shall be handled in accordance with the applicable provisions of DCC Title 22.

HISTORY

Adopted by Ord. [PL-11](#) on 7/11/1979

Repealed & Reenacted by Ord. [90-038](#) §1 on 10/3/1990

Amended by Ord. [95-050](#) §§11 and 12 on 6/28/1995

[Amended by Ord. 2026-006 §20 on 4/22/2026](#)

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FINDINGS

HOUSEKEEPING TEXT AMENDMENTS

I. **APPLICABLE CRITERIA:**

Title 22, Deschutes County Development Procedures Ordinance

II. **BACKGROUND:**

The Planning Division regularly proposes amendments to the Deschutes County Code (DCC) and the Comprehensive Plan to correct minor errors identified by staff, other County departments, and the public. This process, commonly referred to as housekeeping, also incorporates updates from rulemaking at the state level through amendments to Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR), maintains compliance with federal law, and allows for less substantive code changes to facilitate continuation of efficient County operations.

The last time Deschutes County adopted housekeeping amendments occurred in October 2024¹.

III. **BASIC FINDINGS:**

The Planning Division determined minor changes were necessary to clarify existing standards and procedural requirements. These changes include less substantive code alterations, incorporate changes to state and federal law, and correct errors found in various sections of the Deschutes County Code (DCC). Staff initiated the proposed changes and notified the Oregon Department of Land Conservation and Development on January 8, 2026 (File no. 247-26-000007-TA). As demonstrated in the findings below, the amendments remain consistent with Deschutes County Code, the Deschutes County Comprehensive Plan, and the Statewide Planning Goals.

IV. **FINDINGS:**

CHAPTER 22.12, LEGISLATIVE PROCEDURES

Section 22.12.010.

Hearing Required

¹ Ordinances 2024-008.

No legislative change shall be adopted without review by the Planning Commission and a public hearing before the Board of County Commissioners. Public hearings before the Planning Commission shall be set at the discretion of the Planning Director, unless otherwise required by state law.

FINDING: This criterion will be met because a public hearing was held before the Deschutes County Planning Commission (Commission) on February 12, 2026 and a public hearing was held before the Board of County Commissioners (Board) on April 8, 2026.

Section 22.12.020, Notice

Notice

A. Published Notice

1. **Notice of a legislative change shall be published in a newspaper of general circulation in the county at least 10 days prior to each public hearing.**
2. **The notice shall state the time and place of the hearing and contain a statement describing the general subject matter of the ordinance under consideration.**

FINDING: This criterion is met as notice was published in *The Bulletin* newspaper on January 30, 2026 for the Commission public hearing and on March 10, 2026 for the Board public hearing.

B. Posted Notice. Notice shall be posted at the discretion of the Planning Director and where necessary to comply with ORS 203.045.

FINDING: Posted notice was determined by the Planning Director not to be necessary.

C. Individual notice. Individual notice to property owners, as defined in DCC 22.08.010(A), shall be provided at the discretion of the Planning Director, except as required by ORS 215.503.

FINDING: The proposed amendments are legislative and do not apply to any specific property. Therefore, individual notice is not required.

D. Media notice. Copies of the notice of hearing shall be transmitted to other newspapers published in Deschutes County.

FINDING: Notice was provided to the County public information official for wider media distribution. This criterion has been met.

Section 22.12.030 Initiation of Legislative Changes.

A legislative change may be initiated by application of individuals upon payment of required fees as well as by the Board of County Commissioners.

FINDING: The application was initiated by the Deschutes County Planning Division at the direction of the Board and has received a fee waiver. This criterion has been met.

Section 22.12.040. Hearings Body

- A. *The following shall serve as hearings or review body for legislative changes in this order:***
 - 1. *The Planning Commission.***
 - 2. *The Board of County Commissioners.***
- B. *Any legislative change initiated by the Board of County Commissioners shall be reviewed by the Planning Commission prior to action being taken by the Board of Commissioners.***

FINDING: This criterion is met as the Commission held a public hearing on February 12, 2026. The Board held a public hearing on April 8, 2026.

Section 22.12.050 Final Decision

All legislative changes shall be adopted by ordinance

FINDING: The proposed legislative changes included in file no. 247-26-000007-TA will be implemented by ordinances upon approval and adoption by the Board.

V. PROPOSED TEXT AMENDMENTS:

The proposed text amendments are detailed in the referenced ordinance with additional text identified by underline and deleted text by ~~striketrough~~. Below are summary explanations of the proposed changes.

Section 18.16.050. Standards For Dwellings In The EFU Zones

The proposed amendments correct a state statute reference error concerning the appropriate data and methodology when determining tract sizes and gross incomes to satisfy income standards for farm-related dwellings on non-high value farmland. The current statutory references have been changed from OAR 660-033-0135(3) and OAR 660-033-0135(4), to OAR 660.033.0135(2) respectively.

Section 18.116.030. Off-Street Parking And Loading

The proposed amendments correct a scrivener’s error to the “Street Parking Lot Design Table” column and row identifiers to accurately conform with listed standards under DCC 18.116.030(G).

Temporary Natural Disaster Dwelling Amendments

Section 18.116.095. Recreational Vehicle As A Temporary Dwelling On An Individual Lot Or Parcel

Section 19.88.310. Recreational Vehicle As A Temporary Dwelling On An Individual Lot Or Parcel

Natural disaster hardship dwellings were originally established as a lawful use statewide pursuant to House Bill (HB) 2809 (2021). This bill allows the temporary establishment of a recreational vehicle as a dwelling unit if a primary dwelling unit on a property is damaged due to a natural disaster event. Previously this use was permitted for a period of twenty-four months from the date of a qualifying event, however HB 2898 (2023) extended this approval window to five years. Additionally, this use was not included within Title 19 areas when the provision was initially adopted in Deschutes County, and the proposed amendments now clarify that this is a use allowed within Title 19 zones.

Residential Homes And Residential Facilities

Section 18.116.210. Residential Homes And Residential Facilities

Section 19.88.330. Residential Homes And Residential Facilities

The most recent housekeeping amendments (Ordinance 2024-008) modified previous Deschutes County standards regarding residential homes and residential facilities across all zones to match the state statutory standards of ORS 197.665 and 197.667, respectively.

The intent of these previous amendments was to continue allowing residential homes and residential facilities in all areas where they were previously allowed, except those specific zoning districts which are now precluded by statute. However, residential facilities were unintentionally excluded from certain zones which previously would have allowed the use. The proposed amendments would reinstate those uses in the relevant zones, and establish a consistent summary table of zones where residential homes and facilities are allowed in Deschutes County to reduce confusion from citizens and planning staff.

The proposed amendments also remove all chapter-specific references to residential homes and facilities within the respective zoning districts, correct references associated with renumbering uses, and add a new residential homes and facilities chapter to Title 19 (DCC 19.88.330), matching the framework outlined in Title 18.

Spectrum Act Amendments

Section 18.116.250. Wireless Telecommunication Facilities

Section 19.88.300. Wireless Telecommunication Facilities

In 2012, the Middle Class Tax Relief and Job Creation Act, or “Spectrum Act,” was passed. This large omnibus bill addressed multiple issues, including reducing barriers for wireless telecommunication facilities. Expanding wireless infrastructure promotes economic development, provides service to rural residents, and helps build resiliency within communication networks. In addition, improving these networks will benefit first responders and other public services that rely on them. Section 6409(a) of the Spectrum Act specifically prohibited local jurisdictions from denying an “eligible facilities request,” which is collocation of equipment or minor modifications to existing towers and base stations.

In 2014, the Federal Communications Commission (FCC) adopted rules to clarify section 6409(a) of the Spectrum Act of 2012. These rules provided guidance for local jurisdictions on how to implement the Spectrum Act, particularly for jurisdictions that had existing, more restrictive criteria for wireless facilities. Perhaps most importantly, the 2014 rules provided the following definition of an “eligible facilities request.”

...any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving: (i) Collocation of new transmission equipment; (ii) Removal of transmission equipment; or (iii) Replacement of transmission equipment.

The guidelines provided clarity to cities and counties regarding the types of wireless telecommunications applications that must be approved. The rules adopted in 2014 also included a new 60-day ‘shot clock,’ in which the County must approve an “eligible facilities request.” The 2014 order from the FCC states that if a jurisdiction does not approve or deny a request within 60 days, it “shall be deemed granted.” This timeline is significant because request for wireless telecommunications facilities were previously subject to a 90-day ‘shot clock,’ per federal law.

The review process outlined in the Spectrum Act does not align with Deschutes County Code, which reviews wireless telecommunications facilities pursuant to DCC 18.116.250. The proposed amendments will update Deschutes County Code so it is consistent with federal regulations. The County may be vulnerable to appeals, and other types of legal action, if it denies a request for an eligible facilities request, and therefore violates the Spectrum Act. The proposed amendments also add a new section with Title 19 (DCC 19.88.300) detailing the requirements for wireless telecommunication facilities and the Spectrum Act within Title 19 zones.

Section 18.116.290. Amateur Radio Facilities

The proposed amendments correct a misaligned reference dealing with height limitation exceptions for amateur radio facilities from DCC 18.120.040(A)(1) to DCC 18.120.040(A)(5).

Section 18.128.170. Recreational Vehicle Park

In accordance with ORS 197.493.1.b.A, local governments may not impose any limit on the length of occupancy of a recreational vehicle as a residential dwelling if the recreational vehicle is located in a manufactured dwelling park, mobile home park, or recreational vehicle park. The current Deschutes County Code includes a limitation that no recreational vehicle may remain in a recreational vehicle park for longer than 30 days in any 60-day period. The proposed amendments strike this standard to maintain alignment with state statute.

Temporary Hardship Dwelling Amendments

Section 19.12.020 Permitted Uses

Section 19.20.020 Permitted Uses

Section 19.22.020 Permitted Uses

Section 19.88.320 Manufactured Dwelling Or Recreational Vehicle As A Temporary Hardship Dwelling

A recent set of text amendments (file no. 247-25-000078-TA) updated the requirements for temporary hardship dwellings to conform with state law and provide consistency for the review of hardship dwellings across multiple county zones. Staff determined late in the adoption process that updates to Title 19 were required, but not included in the original scope of the amendment package.

The proposed amendments herein will update sections DCC 19.12, DCC 19.20, and DCC 19.22 to explicitly list a temporary hardship dwelling as a permitted use. Additionally, a new chapter is proposed (DCC 19.88.320) which enumerates and clarifies the requirements for temporary hardship dwellings in Title 19 to match the current standards in Title 18.

Title 19 Review Body Amendments

Section 19.04.040 Definitions

Section 19.80.040 Number of Spaces Required

Section 19.88.070 Keeping of Livestock

Section 19.88.170 Housing For The Elderly

Section 19.92.060 Authorization For Similar Uses

Section 19.92.100 Mines, Quarries, Gravel Pits Or Gravel Removal Sites

Section 19.116.010 Amendments

There is confusion within Title 19 zones regarding who the appropriate review body should be for both quasi-judicial and legislative matters. In certain cases, there is reference to the "Planning Commission," which in Title 19 is currently defined as "the Planning Commission of the Bend Urban Area." However, staff notes that the Planning Commission of the Bend Urban Area is no longer a functional review body, and thus it is unclear who should perform reviews under those particular cases.

The proposed amendments replace "Planning Commission" references within Title 19 to the "Planning Director or Hearings Body." This language matches current standards within Title 18 and aligns review body procedures across both Title 18 and 19. Finally, given the defunct status of the Planning Commission of the Bend Urban Area, the definition for "Planning Commission" has been removed from Title 19.

VI. CONCLUSION:

Based on the information provided herein, the staff recommends the Board of County Commissioners approve the proposed text amendments that make minor changes necessary to clarify existing standards and procedural requirements, incorporate changes to state and federal law, and to correct errors in the Deschutes County Code.



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: April 22, 2026

SUBJECT: Lease agreement with Copper Top 2 for the DCSO’s substation in Terrebonne

RECOMMENDED MOTION:

Move approval of Document No. 2026-0197, a Lease Agreement between Copper Top 2 and Deschutes County for the Sheriff’s Office Substation in Terrebonne.

BACKGROUND AND POLICY IMPLICATIONS:

Deschutes County Sheriff’s Office has leased property to operate the Terrebonne substation in its current location for more than two decades. Based on the property recently selling to a new owner (Jeff Jordan), DCSO and Mr. Jordan negotiated the lease agreement terms (2026-0197). Mr. Jordan is pleased to retain DCSO as tenants.

BUDGET IMPACTS:

\$2,860.40¹ monthly payment from DCSO to Copper Top 2 has been included in the FY27 budget.

ATTENDANCE:

Jeff Price, Business Manager, Deschutes County Sheriff’s Office
Mike Sundberg, Patrol Captain, Deschutes County Sheriff’s Office

¹ For reference, the existing rent payment (negotiated with the previous owner) is \$2,460.40

**SHERIFF'S OFFICE TERREBONNE SUBSTATION
REAL PROPERTY LEASE
DOCUMENT # 2026-0197**

THIS LEASE made and entered into by and between COPPER TOP 2, LLC, "Lessor", and DESCHUTES COUNTY, a political subdivision of the State of Oregon, herein called "Lessee,"

The Lessor owns real property known as 8154 11th Street, Suite 3 located in Terrebonne, Oregon 97760, hereinafter called the "leased real property" and generally described as follows:

Approximately 1,911 square feet of office space in the south end of the office building, with two dedicated front entrances and two rear entrances and with two dedicated parking spaces in the front of the building and all the parking available at the rear of the building.

In consideration of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the Lessor and the Lessee agree as follows:

1. TERM AND RENEWAL. The term of this Lease shall commence as of August 1, 2026, and continue through July 31, 2028, with the option to renew for an additional (1) one year period upon the agreement of both parties.
2. TERMINATION. This Lease may be terminated by either party upon ninety (90) days written notice to each other.
3. POSSESSION. Lessee's right to possession and obligations under the Lease shall continue uninterrupted, except as otherwise provided herein.
4. CONDITION OF PROPERTY. Lessor covenants and represents that it has full right, power, and authority to enter into this Lease for the term herein granted and that the leased real property may be used by the Lessee during the entire term for the purposes herein set forth. Lessor further covenants that the leased real property meets all current local, state and federal codes, ordinances, regulations and laws relating to the occupancy and use of said real property.
5. RENT. Lessee shall pay to Lessor, Copper Top 2, LLC, as basic rent, the sum of Two Thousand, Eight Hundred, and Sixty Dollars, and Forty Cents (\$2,860.40) per month until July 31, 2027. There will be a 3.5% increase in rent for the term of August 1, 2027, through July 31, 2028, or the sum of Two Thousand, Nine Hundred, Sixty Dollars, and Fifty-One Cents (\$2,960.51). If the parties agree to extend the lease for the optional additional year (8/1/28-7/31/29), there will be an additional 3.5% increase.

Rent shall be prorated for any partial month of occupancy.

Rent shall be payable on the first day of each month without notice or demand to Copper Top 2, LLC at P.O. Box 599, Terrebonne, Oregon 97760 or at such other place as may be designated in writing by Lessor. The basic rent payable on said real property reflects a standard market rental rate within the Terrebonne, Oregon real estate market, with consideration given to tax savings which offsets the basic rental rate. Said rent amount

reflects the savings on real property taxes accruing by way of real property tax exemptions obtained by Lessee, pursuant to ORS 307.112.

6. TAXES. Lessor shall be responsible for all real property taxes and assessments on the real property.
7. SECURITY DEPOSIT. No security deposit shall be required as a condition of this Lease.
8. ADDITIONAL RENT. As additional rent, Lessee shall pay the following amounts:
 - a. Charges for heating and electricity. All other utilities are paid by the Lessor.
 - b. All amounts which Lessee is required to reimburse Lessor for expenses incurred by Lessor in discharging Lessee's obligations, pursuant to this Lease.
9. PERMITTED USE. The real property shall be used for office space and office related functions, consistent with applicable ordinances of Deschutes County, and for no other purpose.
10. RESTRICTIONS ON USE. In connection with the use of the real property, Lessee shall:
 - a. Obtain Lessor's written approval in advance of any placement of signs, development plans, layout plans, construction, reconstruction, or alteration of improvements, or revision of layout or construction plans for the real property.
 - b. Occupy the improvements, structures and real property in a manner consistent with reasonable standards of orderliness, neatness, sanitation, and safety acceptable to Lessor, and shall not allow solid wastes to accumulate on the real property.
 - c. Conform to all applicable laws and regulations of any public authority affecting the real property and the use of said real property and correct at Lessee's own expense any failure of compliance created exclusively through the fault of Lessee and not related to or caused by a defect, deficiency or condition of said real property which predated the execution of this Lease.
 - d. Exercise diligence in protecting from damage the real property and property of Lessor covered by and used in connection with this Lease.
 - e. Refrain from the disposal, spilling or discharging of any oil, gasoline, diesel fuel, chemicals, wood waste products, or other pollutants on the leased real property. In the event of such spills, Lessee shall undertake any and all necessary actions further described in section 15 to contain and remove such pollution from the leased real property.
11. LESSOR'S OBLIGATIONS. The following shall be the responsibility of the Lessor's:

At all times during this lease:

- a. Provide and pay for all utilities except Lessee is responsible for payment of heating and electric charges.
- b. Maintain fire and general casualty insurance coverage for all structures on the leased real property, naming Copper Top 2, LLC as additional insured.
- c. Arrange for and deliver to the real property, water, sewage, electrical and other utility services reasonably necessary for utilization of the real property.
- d. Repair and maintain the building and real property in a safe, functional and attractive condition.
- e. Maintain existing landscaping and parking lot, including snow removal, in a neat, orderly and attractive condition.
- f. If any signage is installed for the building, provide sufficient signage space for the public to be notified of Lessee's location.

12. LESSEE'S OBLIGATIONS. The following shall be the responsibility of the Lessee:

- a. Any repairs necessitated by the negligence of Lessee, his agents, employees and invitees.
- b. Pay Lessor for any damage resulting from negligence or from the violation of the terms of this Lease.

13. INSPECTION OF REAL PROPERTY. Lessor shall have the right to inspect the real property in the Lessee's presence at any reasonable time or times and in a non-disruptive manner after giving reasonable notice.

14. ENVIRONMENTAL POLLUTION. The provisions of this section supplement other Lease provisions that might be applied concerning Lessor and Lessee's obligations, responsibilities and liabilities for environmental pollution, present and future, and for compliance with the laws, regulations or orders of any governmental agency concerning environmental pollution, present and future, on the real property. To the extent that the provisions of this section conflict with any such other provisions, the provisions of this section shall control.

Where terms of this section use terms that are found in applicable state and federal environmental pollution laws, those terms shall have the same meaning as they have in those state and federal laws.

Lessor covenants that the real property does not now contain any amounts of hazardous, toxic, radioactive or other substances for which a property owner or operator may be made liable under state or federal environmental pollution or health and safety laws. Accordingly, Lessor agrees that as between the Lessor and Lessee, Lessor will assume responsibility and liability as set forth below in the removal and indemnification provision for any release or discharge of hazardous, toxic, radioactive or other dangerous substances regulated under state or federal pollution control laws which occurred prior to Lessee's possession of the leased real property.

Except as undertaken in the ordinary course of conducting its business, Lessee agrees that during the term of this Lease, Lessee will not generate, store, process or dispose of or release or discharge into the environment hazardous, toxic, radioactive or other dangerous substances on or about the leased real property in any amount, nor will Lessee allow such prohibited activities to take place on the leased property during the Lease term.

Lessee agrees to report, contain and remove in conformance with applicable state and federal law any releases of hazardous, toxic, radioactive or other substances regulated under state or federal pollution control laws that are found to have been introduced to the leased real property by Lessee during the term of this Lease or any releases of such materials found off the real property that originated from the real property during the Lease term and to be responsible for the cost of removal of such substances.

Lessor agrees to indemnify, defend and hold the County, its officers, agents and employees harmless from and against any claims, demands, causes of action or suits for damages, reimbursement or any other cost of compliance, including, but not limited to, remedial action costs, removal costs, natural resources damages, penalties, punitive damages, interest costs, attorney fees and damages of any kind to third parties, arising from the discharge, release or threatened release on or in the leased real property of any hazardous, toxic or radioactive substances occurring prior to the term of this Lease.

The obligations, responsibilities and liabilities of this section are continuing obligations, responsibilities and liabilities and shall not be extinguished by the termination of this Lease.

15. PARTIAL TAKING. If a portion of the leased real property is condemned and the paragraph entitled "Total Taking" does not apply, the Lease shall continue on the following terms:
- a. Lessor shall be entitled to all of the proceeds of condemnation and Lessee shall have no claim against Lessor as a result of the condemnation. However, Lessee shall be entitled to any and all relocation proceeds.
 - b. Lessor shall proceed as soon as reasonably possible to make such repairs and alterations to the real property as reasonably practicable to return the real property to its condition existing at the time of the condemnation. The Lessor may, but shall not be required to, perform alterations prior to the actual taking after the portion to be taken has been finally determined. Rent shall be abated to the extent the real property is untenable during the period of alteration and repair.
 - c. After the date on which title vests in the condemning authority or an earlier date on which alterations or repairs are commenced by Lessor to restore the balance of the property in anticipation of taking, the rent shall be reduced commensurately with the reduction in value of the leased real property as an economic unit on account of the partial taking. If the parties are unable to agree upon the amount of the reduction of rent, the amount shall be determined by arbitration.
 - d. If a portion of the Lessor's real property not included in the leased real property is taken and severance damages are awarded on account of the leased real property, or

an award is made for detriment to the leased real property as a result of change of grade of adjacent streets or other activity by a public body not involving a physical taking of any portion of the land, this shall be regarded as a partial condemnation of which subparagraphs (A) and (C) of "Partial Taking" above apply, and the rent shall be reduced to the extent of diminution of value of the real property as though a portion had been physically taken.

16. TOTAL TAKING. If a condemning authority takes all the leased real property or a portion sufficient to render the real property reasonably unsuitable for the use, which the Lessee was then making of the real property, the Lease shall terminate as of the date the title vests in the condemning authority. Termination as described herein shall not impair Lessee's right to relocation assistance benefits.
17. SALE IN LIEU OF CONDEMNATION - DEDICATION TO THE PUBLIC. Sale of all or part of the leased real property to a purchaser with the power of eminent domain in the face of a threat or probability of the exercise of the power shall be treated for the purpose of this Paragraph as a taking by condemnation. Dedication to the public, sale, or transfer of all or a portion of the real property of Lessor to a municipal corporation, the State of Oregon or United States of America, shall be treated as a total or partial taking, as applicable.
18. LIENS.
- a. Except with respect to activities for which the Lessor is responsible, the Lessee shall pay as due all claims for work done on and for services rendered or material furnished to the leased real property and shall keep the real property free from any liens related to Lessee's occupation of the leased real property. If Lessee fails to pay any such claims or to discharge any lien, Lessor may do so and collect the cost as additional rent. Any amount so added shall bear interest at the rate of nine per cent (9%) per annum from the date expended by Lessor and shall be payable on demand. Such action by Lessor shall not constitute a waiver of any right or remedy, which Lessor may have on account of Lessee's default.
 - b. Lessee may withhold payment of any claim in connection with a good faith dispute over the obligation to pay, so long as Lessor's property interests are not jeopardized. If a lien is filed as a result of nonpayment, Lessee shall, within thirty (30) days after knowledge of the filing, secure the discharge of the lien or deposit with Lessor cash or a sufficient corporate surety bond or other surety satisfactory to Lessor in an amount sufficient to discharge the lien plus any costs, attorney fees and other charges that could accrue as a result of a foreclosure or sale under a lien.
19. LIABILITY INSURANCE. The liability of Lessee as a self-insured political subdivision of the State of Oregon is governed by the provisions of Oregon Revised Statutes. Lessee shall not be obligated to provide additional or supplementary liability insurance coverage.
20. ASSIGNMENT AND SUBLEASE. The Lessee may sublease the use of the real property covered under this Lease in accordance with the terms and provisions of this Lease subject to the written consent of the Lessor, which shall not be unreasonably withheld, conditioned or delayed.

- 21. DEFAULT. The following shall be events of default:
 - a. Failure of Lessee to pay any rent or other charge within ten (10) days after it is due.
 - b. Failure of either Lessor or Lessee to comply with any term or condition or fulfill any obligation of the Lease within thirty (30) days after written notice by the other party specifying the nature of the default with reasonable particularity. If the default is in such a nature that it cannot be completely remedied within the thirty (30) day period, this provision shall be complied with if the defaulting party begins correction of the default within the thirty (30) day period and thereafter proceeds with reasonable diligence and in good faith to affect the remedy as soon as practicable.

22. REMEDIES ON DEFAULT.

- a. In the event of default, the Lease may be terminated at the option of the party not in default by notice in writing to the defaulting party. The notice may be given at any time after the grace period for default given under the paragraph entitled "Default." If the property is abandoned by Lessee in connection with a default, termination shall be automatic and without notice.
- b. The foregoing remedies shall be in addition to, and shall not exclude, any other remedy available to either party under applicable law.

23. PERSONAL PROPERTY.

- a. All personal property placed upon the leased real property during the term by Lessee shall remain the property of Lessee except as otherwise provided herein.
- b. Upon abandonment, termination, revocation, or cancellation of this Lease, the Lessee shall remove, within a reasonable time, all personal property. If Lessee fails to remove all or part of such personal property within thirty (30) days, then they shall become the property of Lessor.

24. SURRENDER OF LEASED REAL PROPERTY. Upon abandonment, termination, revocation or cancellation of this Lease, the Lessee shall surrender the real property to Lessor in the same condition as the real property was on the date of possession. With Lessor's approval, Lessee may leave site improvements authorized by any land use permit. Lessee's obligation to observe and perform this covenant shall survive the expiration or the termination of the Lease.

25. NOTICES. Any notice by Lessee to Lessor or Lessor to Lessee must be served by certified or registered mail, postage prepaid, addressed to the other at the address given below or at such other address as either may designate by written notice.

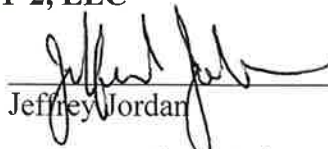
LESSOR:
 Copper Top 2, LLC
 Jeffrey Jordan, Manager
 14889 SW Culver Hwy
 Culver, OR 97734

LESSEE:
 Ty Rupert, Sheriff
 Deschutes County Sheriff's Office
 63333 W. Highway 20
 Bend, Oregon 97703

26. NON-WAIVER. Waiver by either party of strict performance of any provision of this Lease shall not be a waiver of or prejudice the party's right to require strict performance of the same provision in the future or of any other provision.
27. PARTNERSHIP. Lessee is not by virtue of this Lease a partner or joint venturer with Lessor in connection with activities carried on under this Lease, and shall have no obligation with respect to Lessor's debts or any other liabilities of each and every nature.
28. AGENCY. It is agreed by and between the parties, that neither party is carrying out a function on behalf of the other party, and neither party has the right of direction or control of the other parties' business under this Lease nor shall either party exercise any control over the activities of the other party.
29. LAND USE PERMIT. This Lease does not constitute a land use permit, nor does acceptance of this Lease by Lessee constitute approval of any legislative or quasi-judicial action required as a condition precedent to use of the land for the intended purpose.
30. LESSOR'S RIGHT TO CURE DEFAULTS. If the Lessee fails to perform any obligations under this Lease, the Lessor shall have the option to do so after thirty (30) days written notice to the Lessee. All of the Lessor's expenditures to correct the default shall be reimbursed by the Lessee on demand with interest at the rate of nine per cent (9%) per annum from the date of expenditures by the Lessor. This provision shall not be construed as placing any obligation upon Lessor to perform obligations assigned to Lessee herein.
31. NON-APPROPRIATION. In the event sufficient funds shall not be appropriated for the payment of rent required to be paid under this Lease, and if Lessee has not funds legally available for rent from other sources, then Lessee may terminate this Lease. If this Lease is to be terminated by reason of non-appropriation of funds, Lessee shall give Lessor 90 days advance written notice of the date of termination. Any termination hereunder shall coincide with the beginning of the Lessee's fiscal year.
32. ARBITRATION REQUIRED AND ATTORNEYS' FEES: Any dispute or claim that arises out of or that relates to this agreement, or to the interpretation, breach, or default thereof, or to the existence, scope or validity of this agreement or the arbitration agreement, shall be resolved by arbitration in accordance with the then arbitration rules of and by filing a claim with Arbitration Service of Portland, Inc., and judgment upon the award rendered pursuant to such arbitration may be entered in any court having jurisdiction thereof. In the event suit or action is brought, or an arbitration proceeding is initiated, to enforce or interpret any of the provisions of this agreement, or that arise out of or relate to this agreement, the prevailing party shall be entitled to reasonable attorney's fees in connection therewith. The determination of who is the prevailing party and the amount of the reasonable attorney's fees to be paid to the prevailing party shall be decided by the arbitrator(s), with respect to attorney's fees incurred prior to and during the arbitration proceedings, and by the court or courts, including any appellate court, in which such matter is tried, heard, or decided, including a court that hears a request to compel or stay litigation or that hears any exceptions or objections to, or requests to modify, correct, or vacate, an arbitration award submitted to it for confirmation as a judgment.

- 33. TIME IS OF THE ESSENCE. Time is of the essence of each and every provision of this Lease.
- 34. SEVERABILITY. The parties agree that if any term or provision of this Lease is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Lease did not contain the particular term or provision held to be invalid.
- 35. AUTHORITY. The signatories to this agreement covenant that they possess the legal authority to bind their respective principals to the terms, provisions and obligations contained within this agreement.

**COPPER TOP 2, LLC
LESSOR:**

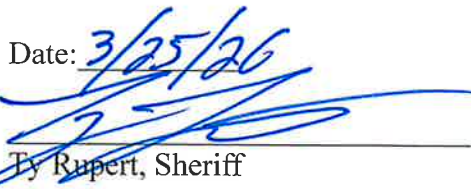


 Jeffrey Jordan
 3-24-26

 Date

**DESCHUTES COUNTY
LESSEE:**

BOARD OF COUNTY COMMISSIONERS
FOR DESCHUTES COUNTY, OREGON

Date: 3/25/26


 Ty Rupert, Sheriff

Date: _____

 PHIL CHANG, Chair



 Mike Sundberg, Captain

ATTEST:

Recording Secretary

Date



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: April 22, 2026

SUBJECT: Annual Update: Visit Central Oregon

RECOMMENDED MOTION:

N/A--informational item only

BACKGROUND AND POLICY IMPLICATIONS:

Staff from Visit Central Oregon (VCO) will update the Board on its FY 2026 programs as well as provide information looking toward FY 2027 programs.

BUDGET IMPACTS:

The proposed County FY 2027 budget will include a payment to VCO of \$3,505,760 based on a projected Transit Lodging Tax (TLT) revenue increase of 2% over the estimated amount to be paid in FY 2026. The actual payment is based on lodging tax revenue collections less administrative costs and can fluctuate up or down. Payment for FY 2026 is projected to be \$3,437,525.

ATTENDANCE:

Scott Lawson, President & CEO, Visit Central Oregon

Robert Tintle, Chief Financial Officer

Cam Sparks, Budget and Financial Planning Manager

Laura Skundrick, Management Analyst

APRIL 22, 2026

**Deschutes County Commissioners
Budget Presentation**

FY 26-27



VCO Financial Reserves

Account	Amount
General Reserves	500,000
Air Service Reserves	340,000
Total Reserves	840,000

COUNTY BUDGET – Revenue (DRAFT)

REVENUE	FY25-26	FY26-27	YOY Variance
Deschutes County Room Taxes	3,306,000	3,557,697	251,697
Budget Carryover from LFY	-	-	-
Marketing Co-op Investments	45,000	-	(45,000)
Meet in Central Oregon	60,000	60,000	-
Visitor Center - Park Passes	4,000	4,000	-
Interest Income	5,000	10,000	5,000
Total Revenue / Resources	3,420,000	3,631,697	211,697

COUNTY BUDGET – Expenses

EXPENSE	FY25-26	FY26-27	YOY Variance
Future Fund	-	-	-
Destination Stewardship	-	-	-
Meet in Central Oregon <i>(Group Business Development)</i>	280,000	315,000	35,000
Industry Relations	50,000	50,000	-
Advertising & Marketing	2,237,439	2,316,809	79,370
Operating	191,300	220,150	28,850
Personnel	661,261	729,738	68,477
Total	3,420,000	3,631,697	211,697

COUNTY BUDGET (DRAFT)

Advertising & Marketing

EXPENSE	FY25-26	FY26-27	YOY Variance
Advertising	1,767,041	1,793,935	26,894
Air Service Marketing	-	5,000	5,000
Content Creation	119,000	119,000	-
Partner Postage	-	2,000	2,000
PR / Social	18,848	16,874	(1,974)
Promotional Items	15,000	15,000	-
Visitor Guides	208,550	210,000	1,450
Digital and Data Resources	109,000	155,000	46,000
Total	2,237,439	2,316,809	79,370

COUNTY BUDGET (DRAFT)

Personnel Expenses

EXPENSE	FY25-26	FY26-27	YOY Variance
Employee Benefits	45,000	48,000	3,000
Payroll Taxes	75,000	78,800	3,800
Retirement Plan Expense	26,800	26,400	(400)
Staff Training & Development	30,000	50,000	20,000
Wages & Salaries	484,461	526,538	42,077
Total	661,261	729,738	68,477

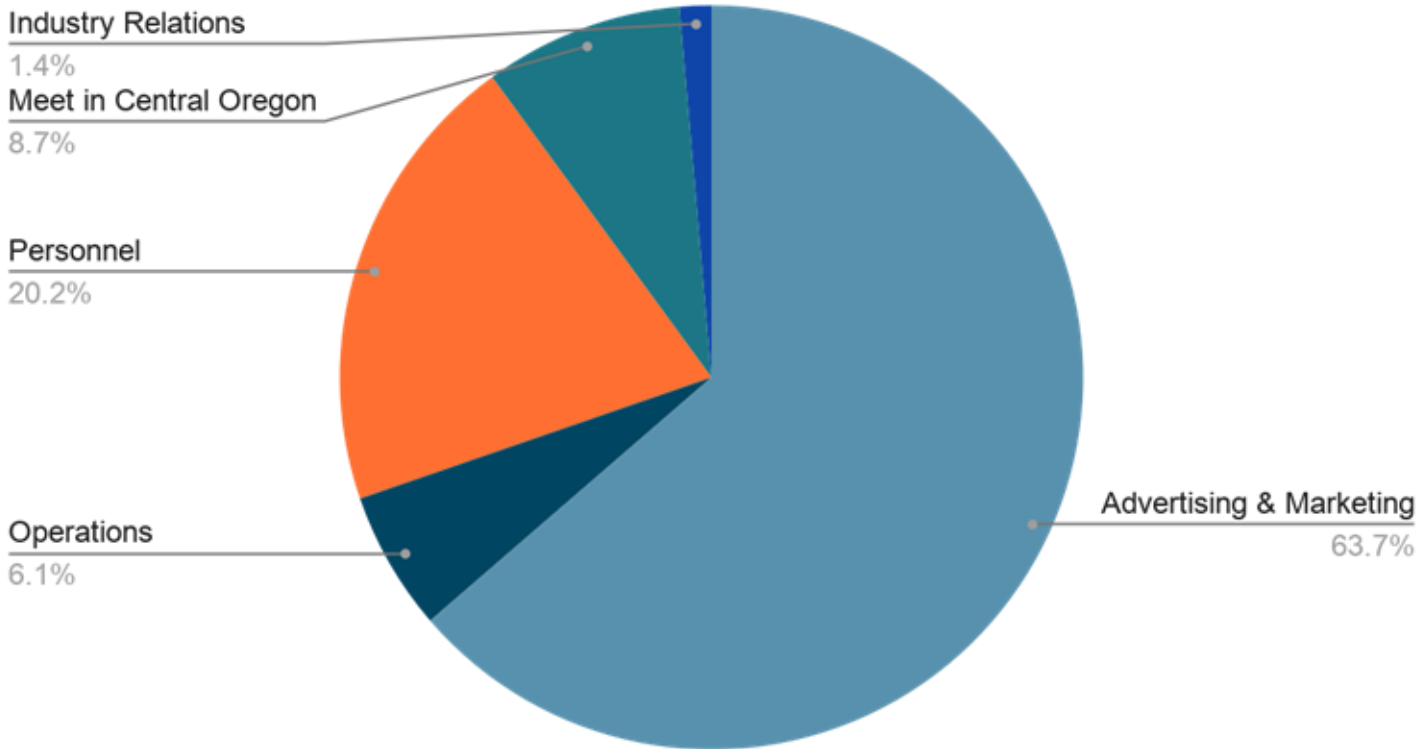
COUNTY BUDGET (DRAFT)

Wages & Salaries (combined budgets)

REVENUE	FY24-25	FY25-26	FY26-27
Deschutes County	3,236,105	3,306,000	3,557,697
Travel Oregon	1,055,200	983,620	1,028,090
Total	4,291,305	4,289,620	4,585,787
EXPENSE - Total Employee Cost*	1,088,065	982,855	1,029,738
Expense Ratio	25.4%	23%	22.4%
Staff Size	*includes 10 FTE & 4 PTE	*includes 8 Full-Time Employees & 3 Part-Time Employees	
		YOY Variance 46,883 or 4.8%	

COUNTY BUDGET

Operations vs Programming



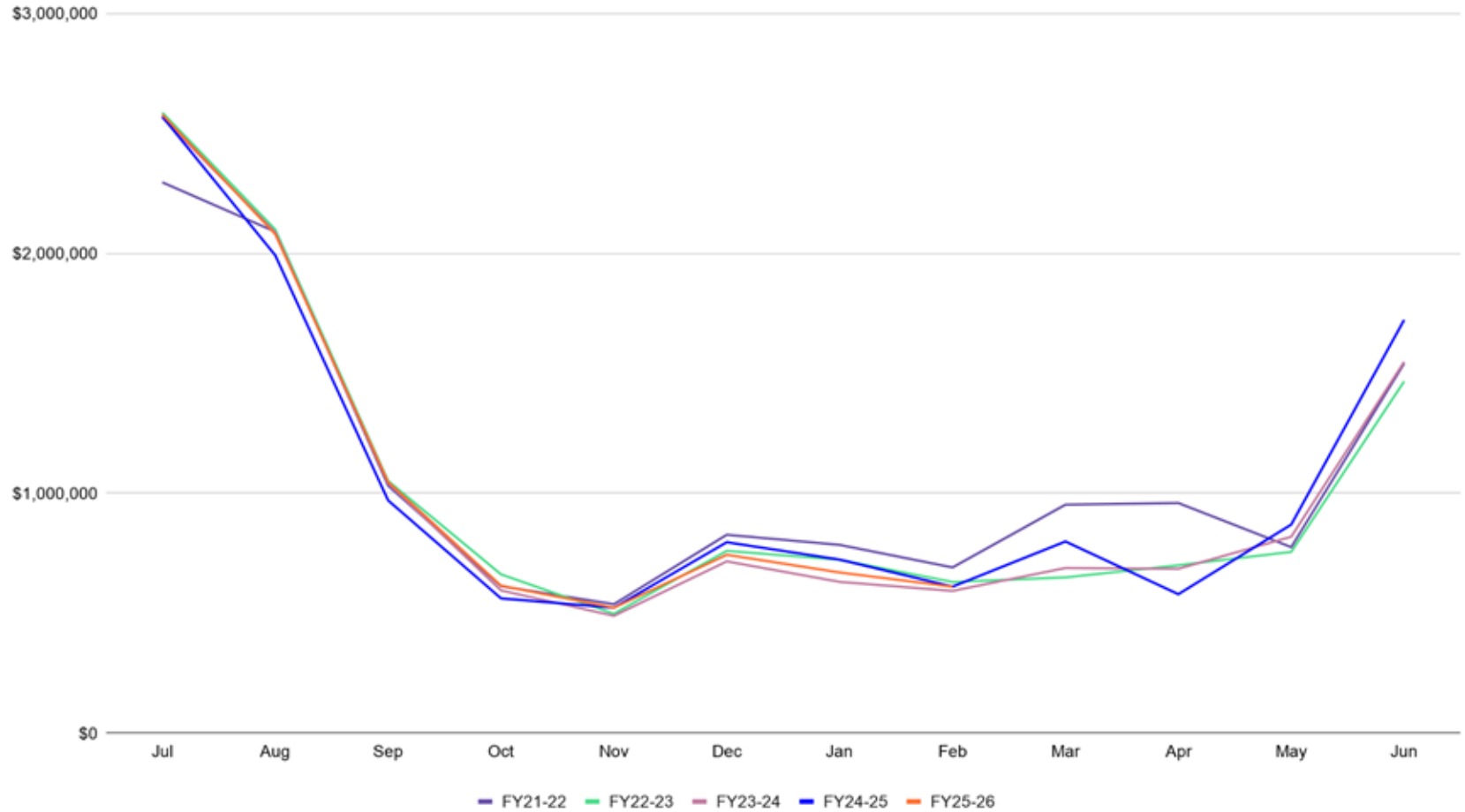
RCTP BUDGET – Revenue

REVENUE	FY25-26	FY26-27	YOY Variance
Travel Oregon RCTP Grant	983,620	1,028,190	44,570
Budget Carryover from LFY	53,800	TBD*	-
Total RCTP Revenue	983,620	1,028,190	44,570

*Per Regional Cooperative Tourism Program mandate carryover funds must be allocated to Grants and/or Regional Strategic Investments at each new biennium.

DESCHUTES COUNTY UNINCORPORATED AREA - TRANSIENT LODGING TAX COLLECTION

04/22/2026 Item #9.



In 2025, A NEW RIDE BEGAN...

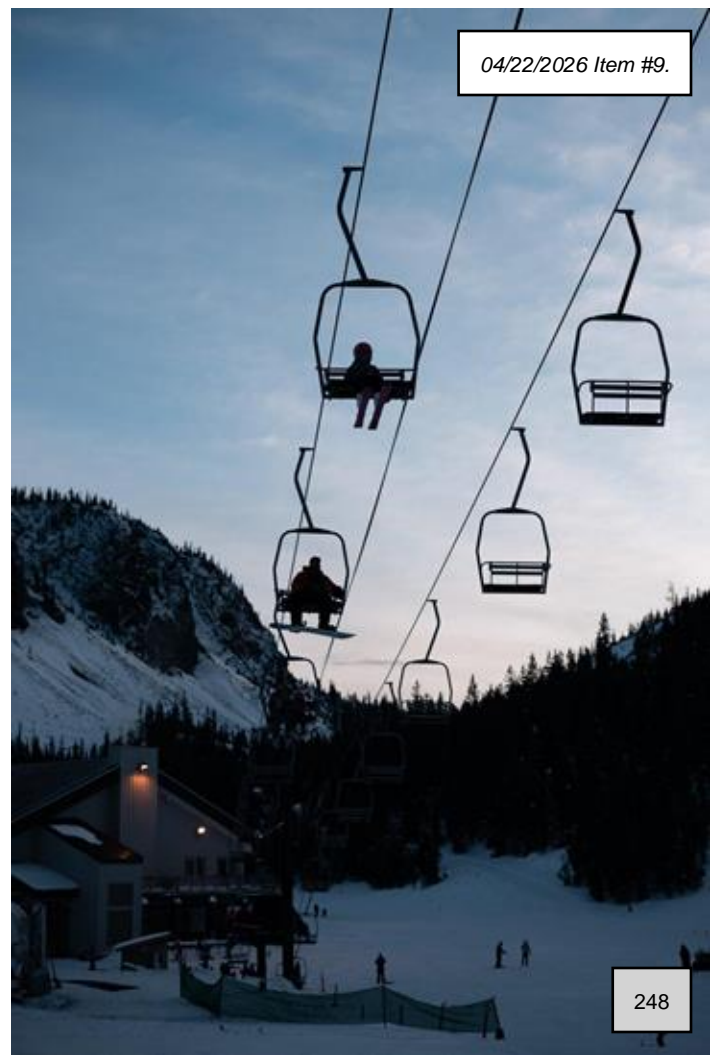




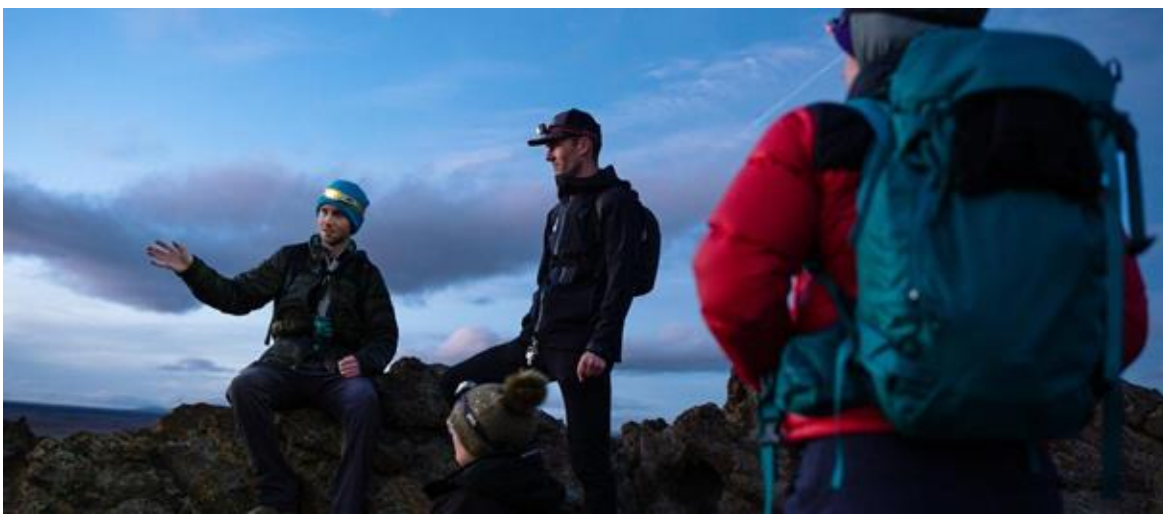
WE INSPIRE

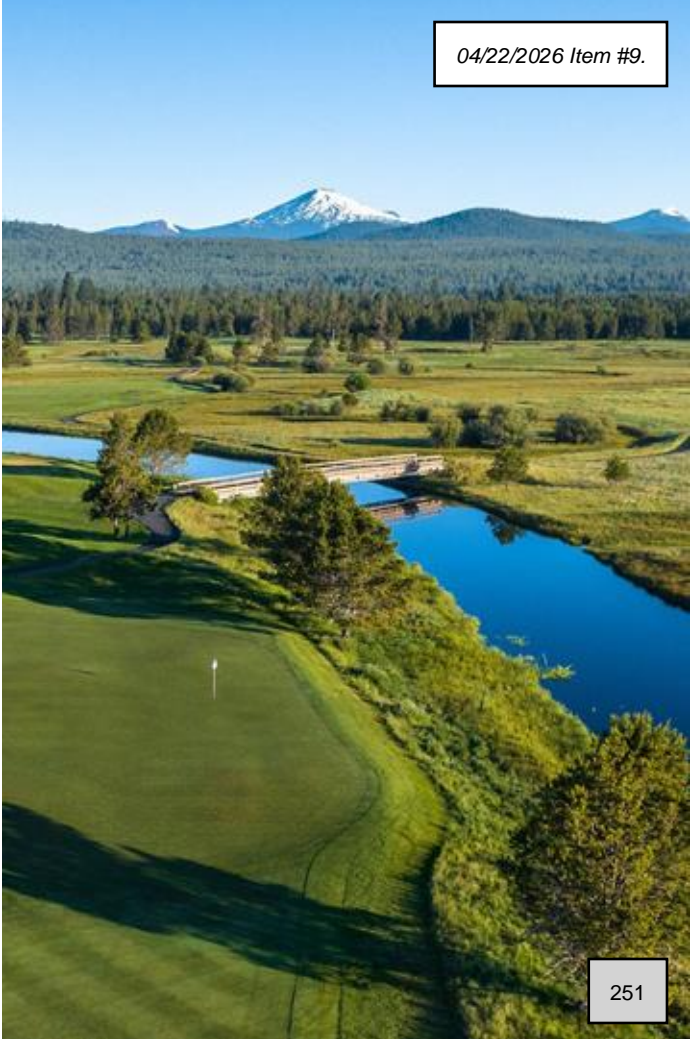
THE HIGH
DESERT
MUSEUM

VISIT
CENTRAL
OREGON











04/22/2026 Item #9.



GETTING HERE



KEY

- 📍 CITY
- ★ DESTINATION
- AIRPORT
- FLIGHT PATH
- - DRIVE PATH

04/22/2026 Item #9.

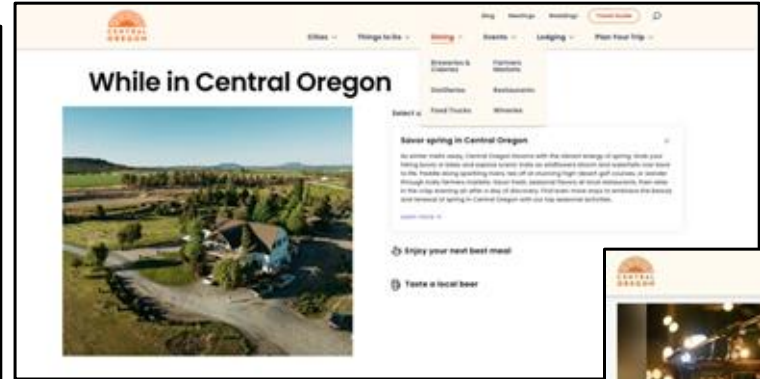
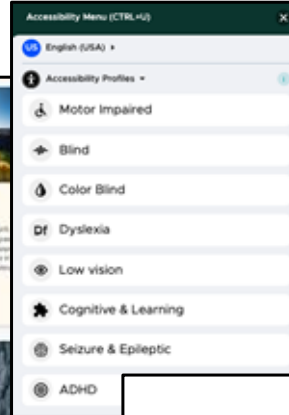
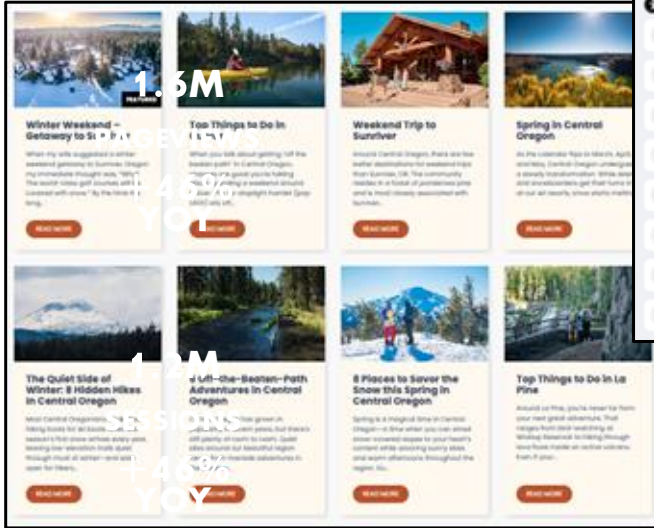
PROMOTING DIRECT FLIGHTS

- Building awareness for direct flights.
- Top Target Markets: SEA, SF, LA, PHX
(Secondary Markets: DEN, LV, SLC)
- High-value visitors

VCO SUPPORTS NEW FLIGHTS

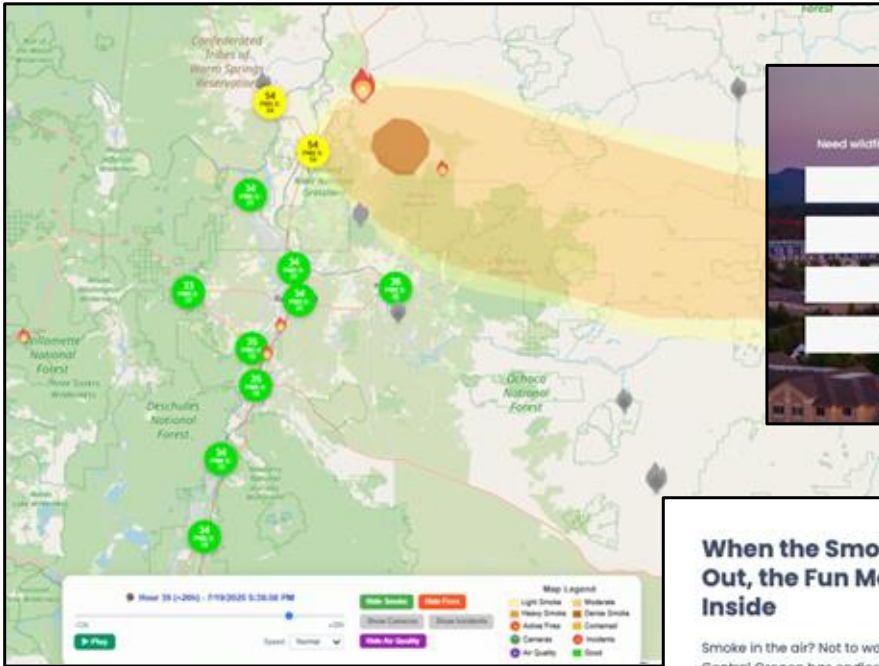


- Serves as the marketing arm for COAST
- Financially supports new flights
- Key player in getting: PHX, PDX and DFW



VISITCENTRALOREGON.COM/FIKE

REGIONAL FIRE & SMOKE MAP



There's More to Know Before You Go

Need wildfire updates or local emergency contacts? These trusted resources have you covered.

Central Oregon Fire Website	Crook County Sheriff's Office
Watch Duty Website	Deschutes County Sheriff's Office
ODOT Tripcheck	Jefferson County Sheriff's Office
Evacuation Information	Wasco County Sheriff's Office

Remember, in case of emergency dial 911.

A screenshot of the Central Oregon website showing a smoke map interface. The page title is 'load, but you can immediately start to navigate and apply filters to learn more.' Below the title, there is a search bar and a 'Loading +18h smoke data' indicator. The map shows various locations with smoke plumes and fire icons. A legend at the bottom right indicates different smoke levels: Light Smoke (yellow), Heavy Smoke (orange), Active Fires (red), Cameras (green), Air Quality (blue), Moderate (yellow), Dense Smoke (orange), Active Fires (red), and Air Quality (blue). The map also shows a 'Map Legend' with icons for Light Smoke, Heavy Smoke, Active Fires, Cameras, Air Quality, Moderate, Dense Smoke, Inactive Fires, and Air Quality.

When the Smoke's Out, the Fun Moves Inside

Smoke in the air? Not to worry - Central Oregon has endless indoor adventures, so you don't have to miss a beat.

Top Spas in Redmond, Oregon

Top Museums in Bend and Central Oregon

VISITCENTRALOREGON.COM

04/22/2026 Item #9.

**OPTIMIZED
CONTENT
FOR SEO &
GEO**

**ACCESSIBILITY
&
COMPLIANCE**

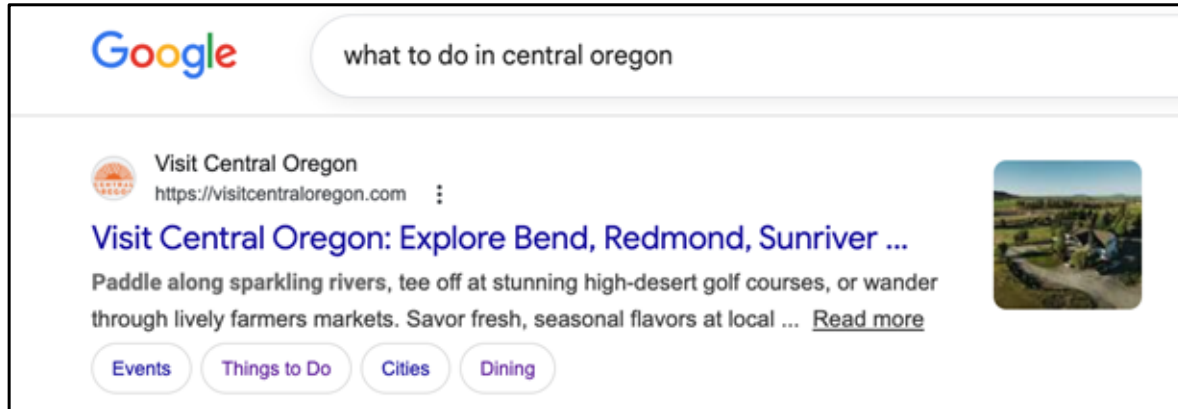
**UPDATES TO
DESIGN & UX**

**WEBSITE
OVERHAUL
-37% page
load speed**

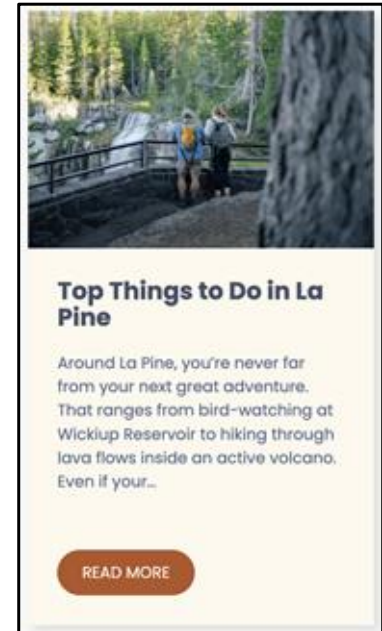


DATA-DRIVEN STRATEGY

VCO's initiatives continue to be guided by data-driven insights.



A screenshot of a Google search result for the query "what to do in central oregon". The search bar at the top shows the Google logo and the search text. Below the search bar, the result for "Visit Central Oregon" is displayed. It includes the logo for Visit Central Oregon, the URL "https://visitcentraloregon.com", and a snippet of text: "Visit Central Oregon: Explore Bend, Redmond, Sunriver ... Paddle along sparkling rivers, tee off at stunning high-desert golf courses, or wander through lively farmers markets. Savor fresh, seasonal flavors at local ... [Read more](#)". At the bottom of the result, there are four buttons: "Events", "Things to Do", "Cities", and "Dining".



A screenshot of a travel article titled "Top Things to Do in La Pine". The article features a photograph of two people hiking in a forest. The text below the photo reads: "Around La Pine, you're never far from your next great adventure. That ranges from bird-watching at Wickiup Reservoir to hiking through lava flows inside an active volcano. Even if your...". At the bottom of the article, there is a "READ MORE" button.

DATA-DRIVEN STRATEGY

SEO INSIGHTS

22.2% increase in organic impressions:

Q1 2026 saw 5.3M impressions, up 22.2% from Q1 2025, indicating VCO appeared within not only more searches, but also more AI Overviews within Google. *Please note that due to data limitations with Google Search Console, data cuts off for November 2024, meaning we cannot have accurate year-over-year comparisons for the entire year.

28.2% increase in organic engagement rate:

From July 1, 2025 - March 31, 2026, VCO has seen a 28.2% increase in engagement rate, with an explicit focus on mobile experiences. For mobile devices Google alone, VCO saw an 8.5% increase in engaged mobile sessions, and a 44.2% increase in engagement rate overall!



DATA-DRIVEN STRATEGY

SEO INSIGHTS

10.7% increase in organic average session duration:

From July 1, 2025 - March 31, 2026, VCO also saw a close to 11% increase in time spent on-site for organic users. On Google, mobile users spent just over 2 minutes per session, where as desktop users spent 4 minutes!

15.3% increase in organic views per user.

From July 1, 2025 - March 31, 2026, VCO invited users to spend more time on the website and engage with more content. Views per user increased 15.3% year-over-year, with most users on average seeing close to 2.5 page per mobile session.



PAID MEDIA HIGHLIGHTS



- Epsilon -> \$445k in-destination spend
- Expedia -> 25k booked room nights and \$8.6M revenue
- Azira CTV -> 3.5k unique viewers to visitors
- Outside/Warren Miller -> 19.6k qualified leads

PAID MEDIA HIGHLIGHTS

- Wellness messaging is capturing the older, high-value demographic.
- Meta promotions on Meta focused on a “Winter Reset” resonated deeply with the 65+ traveler segment.
- Travelers are shifting toward longer-term trip planning, with a significant portion now mapping out their trips 91+ days.



DIVERSIFIED ADVERTISING STRATEGY

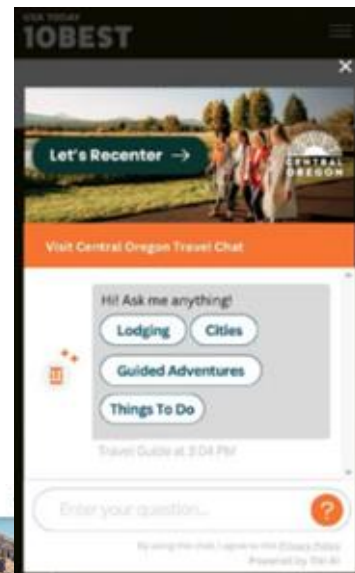
04/22/2026 Item #9.



Sunset with Visit Central Oregon
Fall has left us in the mood for vacation. Whether you're looking for a quiet getaway or horseback, savoring local cuisine, cozying up in a cabin, or unwinding at a destination resort, Central Oregon is proof that you don't have to settle for just the ordinary. Adventure ready to give it?
Start planning your seasonal retreat at www.visitcentraloregon.com
#VisitCentralOregon #CentralOregon #TravelOregon #FallTravel



Find Your Center in Central Oregon This Winter
Unplug and reconnect in a place where snow-covered trails, scenic views, and peaceful lodges offer the perfect seasonal escape. Discover a balanced winter retreat in Oregon's high desert.



04/22/2026 Item #9.

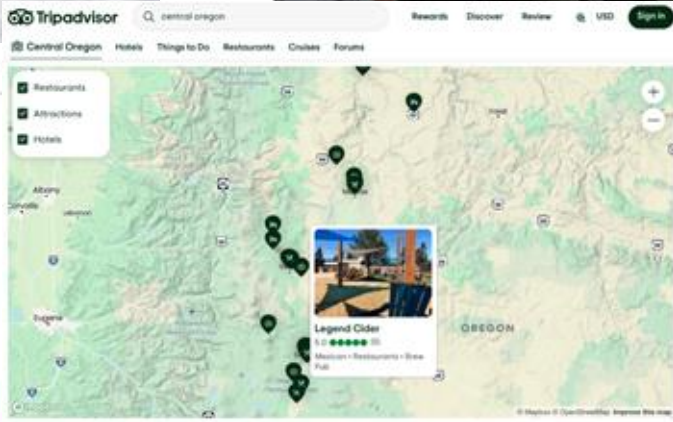


some of the prettiest in the USA especially in the autumns.



Providence Canyon, Westwood, Nevada, also established 17 years before the United States. [Providence Canyon](#)
[Providence Canyon](#) [Westwood](#) [Nevada](#) [also established 17 years before the United States.](#)

Small town life is on full display in New England, Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, and Vermont as locals and visitors alike enjoy the scenic views, rugged terrain and mountainous beauty.



visitcentraloregon.com
Shop Small This Winter
 Support Local Makers

Learn 264

MARKETING CO-OP PROGRAM

2026 Coop Recommendations

VISIT CENTRAL OREGON

September 2025



MADDEN

MARKETING CO-OP

Package Offerings

Overview

The turnkey 3-month program that builds a strong foundation of awareness and engagement. By combining multiple media touchpoints, partners can reach new audiences, re-engage interested travelers, and drive measurable clicks, all within an affordable shared-investment model.

3-Month Program

Meta Prospecting (7,000 estimated clicks)

Reach new audiences actively planning their next trip, building top-of-funnel awareness.

Meta Remarketing (8,000 estimated clicks)

Re-engage users who have already shown interest, keeping your destination top of mind and moving them closer to booking.

Google Performance Max (8,000 estimated clicks)

Reach travelers across Google's network, including Search, Display, YouTube, and Gmail, with AI optimized targeting to maximize results.

Email Marketing (Media Max; 50K recipients)

Includes 1 dedicated email blast sent to an engaged travel audience, ensuring direct visibility in inboxes and reinforcing campaign messaging.

TOTAL VALUE: \$10,000 (\$8,000 VCO, \$2,000 partner)

Content and Asset Opportunities

Overview

The creation of content and asset development packages provides opportunities beyond paid efforts. Designed for long-term use, this content can support both VCO and its partners across platforms. We can also collaborate with partners to develop SEO-driven pieces that keep both geographic relevance and search performance in mind.

Content and Assets

Goals:

- Ladder up into the larger Visit Your Center Campaign
- Create needed assets for VCO that also further the libraries of partner video and photos

Photo and Video Assets Details:

- Two-day shoot, three-night stay
- 30-second and 15-second spot, stringout and 25 photos per day for each partner
- Work in collaboration with partner and VCO to create 30 second spot that meets VCO copy needs, but provides string out and 25 second spot for partner

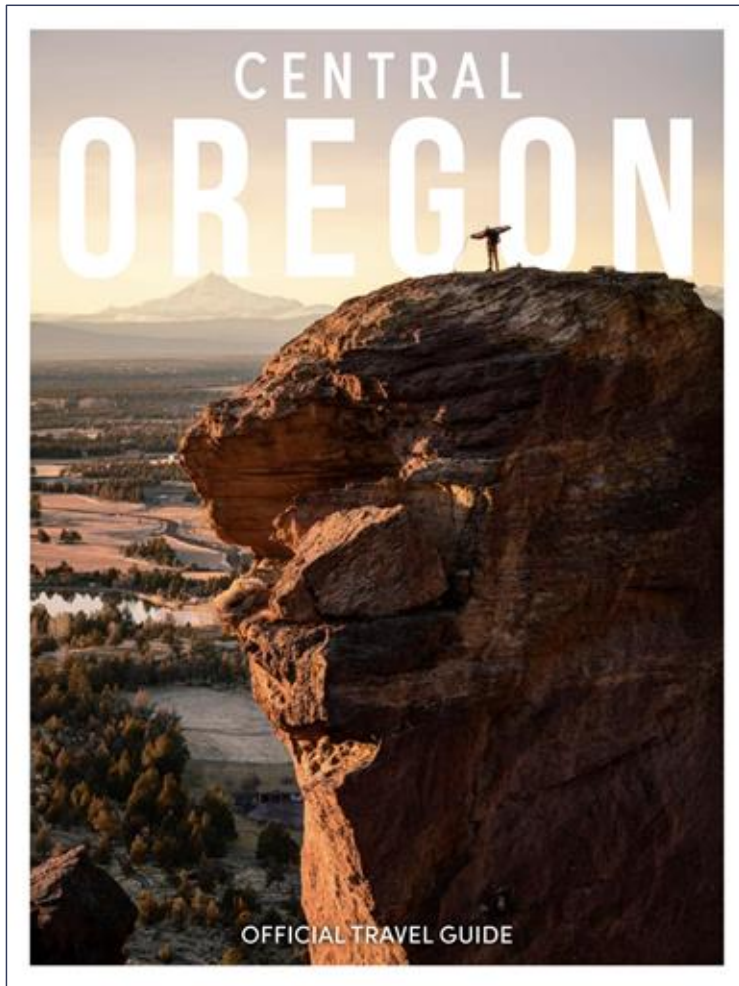
TOTAL VALUE: \$15,000 (\$12,500 VCO, \$2,500 partner)

WE SHARE



TRAVEL GUIDE

- Annual publication that promotes Central Oregon's lodging, outdoor recreation, culinary experiences, businesses and more
- Promotes industry partners to a large audience
- 100K copies distributed





WEDDING GUIDE

- Guide for planning a wedding in Central Oregon
- Showcases regional wedding venues, event locations & vendors
- 15K copies distributed

DINING GUIDE

- Promotes Central Oregon's culinary experiences
- Supports regional restaurants with features and menus
- 20K copies distributed (Produced and distributed twice per year)





DARK SKY GUIDE

- Print and digital resource for Dark Sky locations and activities around the region
- Continuous updates as more places become certified and regional offerings increase (Version 2.0 produced and printed in late 2025)
- Resource for visitors, industry, and media

WE PROMOTE



OWNED MEDIA

MONTHLY EMAIL MARKETING



CONSUMER

**68.9K OPT-IN
SUBSCRIBERS***



FOODIE

**13.2K OPT-IN
SUBSCRIBERS**

MONTHLY EMAIL MARKETING

CONSUMER & FOODIE EMAILS



Photo by Cody Roux

Take the Road Less Traveled In Central Oregon

As winter softens into early spring, there's a pull to leave behind the crowds and uncover something new. Consider this your invitation to chase that feeling in Central Oregon.

Let's Go Wandering



Roam Far, Explore Widely

Hidden Hikes In Central Oregon

Revel in the peace and solitude of nature with these tucked away trails.

Get Away from it All

Photo by Jonathon Chandler



Guided Tours to Broaden Your Horizon

From breweries to ATVs, see where curiosity leads you with these can't-miss guided tours.

Reserve a Spot



MONTHLY EMAIL MARKETING

CONSUMER & FOODIE EMAILS

Template Optimization & Click Performance

A new email template was introduced in October 2025, resulting in more consistent and elevated click performance. Prior to this update, click-through rates averaged 2% across all emails. Since launch, click rates have stabilized between 3–4%, indicating improved content interaction and layout effectiveness.

Database Cleanse & Open Rate Stability

Following the database cleanse in February 2025, open rates increased significantly from an average of 12% pre-cleanse to 48% post-cleanse. Since taking over in July 2025, we have successfully maintained this elevated level, with open rates stabilizing at 48% throughout the current fiscal year.



POV: You're in Central Oregon



MONTHLY EMAIL MARKETING

CONSUMER & FOODIE EMAILS

Year-Over-Year Performance by Email Type

- **Consumer:** Open rates increased from 19% to 48%, with click rates improving from 1.5% to 2.5%
- **Foodie:** Open rates increased from 24% to 47%, with click rates improving from 2.6% to 3.3%.
- **Events:** Open rates increased from 20% to 49%, with click rates improving from 1.7% to 2.7%.

The emailable database now totals **82,738** subscribers, with over 12,700 driven by website acquisition, **averaging 1,815 new subscribers per month** and reinforcing a steady pipeline of new audience growth.



New Season, Fresh Flavors

When spring begins to stir, appetites awaken alongside it. Think leisurely brunches, post-hike lunches, and dinners that linger long after sunset. In Central Oregon, every meal feels like part of the adventure.

Get a Delicious Start

PUBLIC RELATIONS

04/22/2026 Item #9.

Media Outreach & Presence



From dark-sky destinations to elevated dining and reinvented wellness, Central Oregon is gearing up for a transformative year.



PR WINS & UPDATES

04/22/2026 Item #9.

Central Oregon

Outside



(Photo: Robert Annes)

Best time to go: Spring through Fall
Fish species: Rainbow trout, steelhead

Potential other adventures: Hiking, mountain biking, road cycling, paddling, camping

The Deschutes River is one of those bodies of water spoken about in revered tones by fly fishers, like Montana's Yellowstone River or the Delaware River in New York's Catskills. So when I had my opportunity to fish it myself, I was absolutely thrilled. Driving to our put-in at Warm Springs, [Fly Fisher's Place](#) guide Troy Leedy warned me it wasn't going to be easy.

- Met goal of securing media clips that establish Central Oregon as a diverse regional destination, rather than on one area or city
- Secured high-profile, national coverage, including USA Today, Outside Magazine, and Fodor's Travel
- In-person media event in Seattle and in-person desksides in San Francisco
- Plans for updates to Media page on site for optimization and visibility

DARK SKY TOURISM

04/22/2026 Item #9.

FEATURED IN ALL OWNED MEDIA



- Leveraging Travel Oregon's marketing efforts
- Regional Opportunities
- Dark Sky Travel Guide
- Multi-gen Experiences



ACCESSIBLE TOURISM

04/22/2026 Item #9.

FEATURED IN ALL OWNED MEDIA



- Leveraging Travel Oregon's campaign efforts
- Wheel the World
- Site and Content Enhancements



REGIONAL PROGRAMS



RCTP BUDGET – Revenue

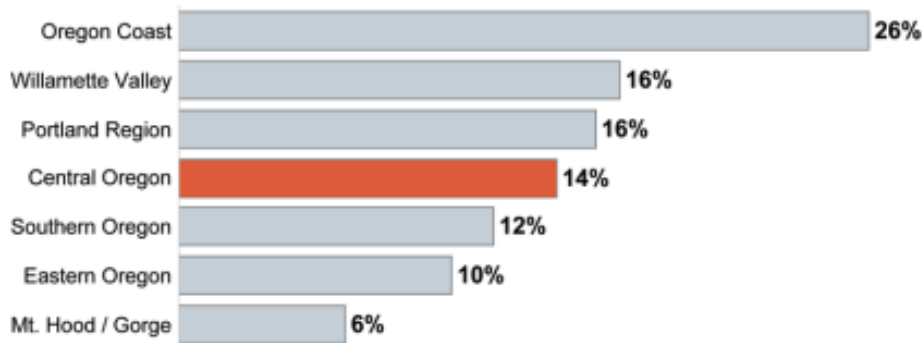
REVENUE	FY25-26	FY26-27	YOY Variance
Travel Oregon RCTP Grant	983,620	1,028,190	44,570
Budget Carryover from LFY	53,800	TBD*	TBD*
Total RCTP Revenue	1,037,120	1,028,190	(8,930)

*Per Regional Cooperative Tourism Program mandate carryover funds must be allocated to Grants and/or Regional Strategic Investments at each new biennium.

TOURISM INDUSTRY PARTNER SURVEY

2024 Oregon Tourism Industry Partner Survey | Summary of Results | Central Oregon

Number of Respondents



192
Central Oregon
Responses

1,363
Overall Responses

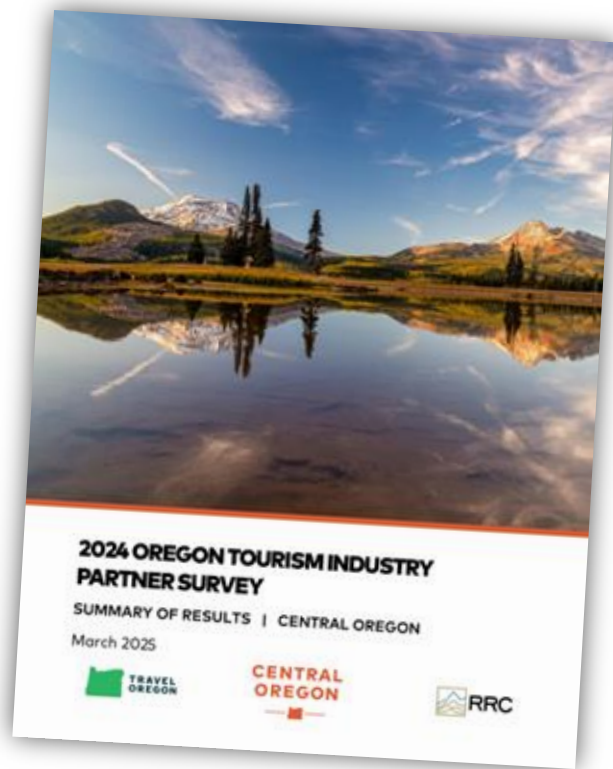
Source: RRC

RESPONDENT PROFILE

The survey received broad participation by the tourism industry sector. Statewide, destination marketing and/or management accounted for 15% of total respondents, followed by lodging (14%) and food and beverage (10%). The top represented organizations remain similar to 2023.

Like respondents statewide, respondents from Central Oregon were most often employed in destination marketing and/or management followed by lodging. Respondents from Central Oregon were more likely to work in land management than, tour operation or events/entertainment than statewide respondents.

Respondents were asked which entity type best describes their business or organization. In Central Oregon, the top two response options were private or for-profit entities/organizations (45%) and non-profit entities/organizations (38%). Respondents are more likely to work in land management, tour operation, or events/entertainment than statewide respondents. Compared to 2023, a larger share of respondents from this region were in land management (5% in 2023) and a smaller share in lodging (21% in 2023).





**CENTRAL
OREGON**



PLANNING PRIORITIES

- Top 3 Priorities for the Next 2–5 Years:
 1. Sustainability and climate action (44%)
 2. Grant and funding opportunities (34%)
 3. Visitor management solutions (29%)
- Shift from 2023: Marketing and promotion, which was a top priority in 2023 (45%), has dropped to 26% this year, showing a shift toward infrastructure and sustainability.

RCTP MARKETING PROJECTS

RCTP Funds leverage and support the goals of VCO's marketing efforts

- Your Story Everywhere (October '25, December '25, March '26)
- Photography retainer with Cody Roux for regional assets
- 2026 Travel Guide Distribution
- O.T.I.S.

04/22/2026 Item #9.



7 Great Resort Wellness Experiences in Central Oregon

Autumn is a magical time in Central Oregon. Clear days and gorgeous fall colors are perfect for taking in the region's natural beauty, whether from above or out of Big Sky Balcony Co.'s hot air balloons or...

Magpie Page



WHEEL THE WORLD STATEWIDE BOOST

04/22/2026 Item #9.

**Travel Oregon,
new accessible
Destination
Verified**



**Epic Adventures in Central
Oregon**

[Read the Accessible Guide](#)



CO Destination Management Studio

DESTINATION MANAGEMENT STUDIO

PROCESS & TIMING

04/22/2026 Item #9.



DESTINATION MANAGEMENT STUDIO

REGIONAL OPPORTUNITIES

04/22/2026 Item #9.

102 concepts were shared by the conclusion of the studio engagements.

The steering committee narrowed those concepts from 102 to 25.

The core team evaluated those ideas down to a top 12... And then a top 3.



CODMS

PH. 2 GRANTS



High-Use Outdoor Recreation

- Trailhead Improvements and Infrastructure



Rural Outdoor Recreation

- Dark Sky Regional Assessment



Heritage, Arts & Makers

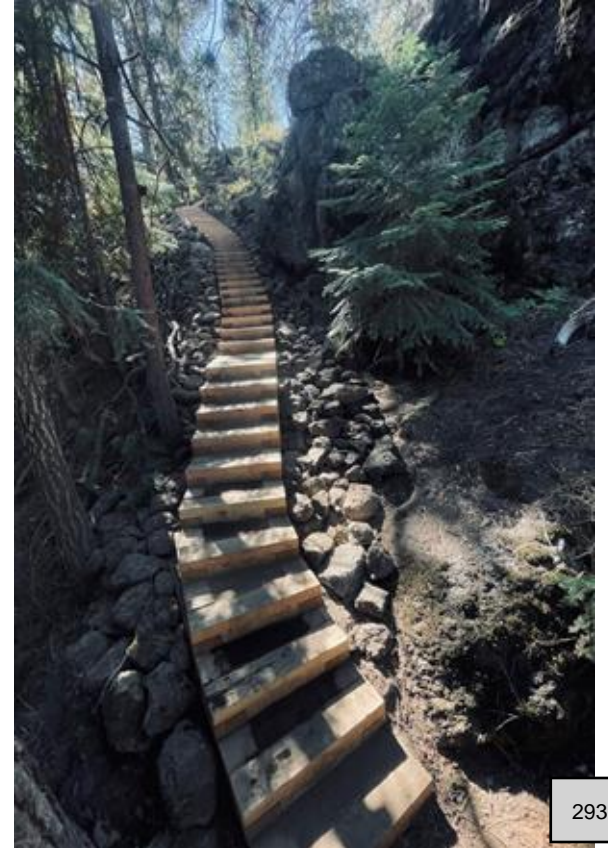
- Central Oregon Music Trail

04/22/2026 Item #9.



Dillon Falls Sand Ladder Replacement

04/22/2026 Item #9.





DARK SKY

REGIONAL ASSESSMENT



STEWARDSHIP • CULTURE/HERITAGE • INCLUSION

GRANT CYCLE FY26 APPLICATION OVERVIEW

The Future Fund FY 25-26 Program is funded with \$300,000 in total funds for all projects awarded for the FY25-26 cycle.

**REGIONAL COOPERATIVE TOURISM PROGRAM
GRANTS**

\$300,000



**Sisters Trails Alliance,
Whychus Overlook**

Accessibility Enhancement Project



Created a fully inclusive overlook at the prized and recognized Whychus Creek Overlook by modifying the existing masonry wall with two 10' viewing section openings and refitting with a cable-rail assembly

AdvenChair AdvenTours Onward Project + Wanderlust Tours

04/22/2026 Item #9.

Cross-county

The Onward Project and Wanderlust Tours will provide AdvenChair AdvenTours, a series of guided trips in natural areas of Central Oregon, designed for people with disabilities.



ADVENTOURS

Naturalist-Guided, Accessible Outdoor Tours in Partnership with AdvenChair

At Wanderlust Tours, it is our goal to get folks into the great outdoors and let Mother Nature do her work, inspiring and invigorating those that hike her trails and paddle her rivers. That's why we're partnering with AdvenChair to help those with mobility challenges get into the outdoors and explore beautiful areas that initially may not seem accessible. With the AdvenChair off-road wheelchair, we can empower every member of our community in their quest for adventure! If you'd like to learn more, please call our office at (541) 389-8359 or fill out our contact form here.

Each tour on our AdvenTours accessible tour series, while created for those with mobility needs in mind, are also **open to the public** and are a unique opportunity to explore areas where we do not typically guide!

You can learn more about the AdvenChair's capabilities below!

GUIDED TOURS WITH ADVENCHAIR | SPRING, SUMMER & FALL | 2026

SCENIC HIKE AT SMITH ROCK STATE PARK

Public Tour on Sun, May 24th, 2026

Upon arriving at the park, our options are many: from a beautiful and flat wander along the canyon rim to a descent into the crooked river canyon, hiking along spectacular riparian habitat and scouting for otters and osprey! Both hikes will enliven the senses and spark wonder at the fantastic geology that shapes this incredible canyon.

Additional date available on Sunday, July 27th

[LEARN MORE](#)



Geoff Babb, creator of the AdvenChair all-terrain wheelchair



International Dark Sky Places

New International Dark Sky Places

Looking for your next dark sky destination to visit? Consider one of our newest International Dark Sky Places. This month, **Winton** in Queensland, Australia, and **Putscheid** in Luxembourg were designated Dark Sky Communities; the **Eisenwurzen** region of Austria earned designation as a Dark Sky Reserve; and **Antelope Basecamp** in Oregon was recognized as DarkSky Approved Lodging.



04/22/2026 Item #9.

ANTELOPE PAVILLION

Antelope 3, LLC

Antelope – So. Wasco County

The Antelope Pavilion project will provide a safe and inclusive “stopping place” for travelers looking to use restrooms, refill on water, and relax while on their rural travels, especially for Antelope Dark Skies.

GRANT CYCLES FY23-26

PROJECTS OVERVIEW

- 21 Access Adventure Projects
- 19 Cultural Tourism Projects
- 6 Stewardship Projects

DESCHUTES COUNTY GRANTS (FY23-24)	RCTP GRANTS (FY23-26)	TOTAL AWARDED
\$647,000	\$1,220,000	\$1,867,000

MEET IN CENTRAL OREGON

- Strategic efforts to grow Central Oregon's tourism economy during need periods through group business
- Collaborative effort including 5 DMOs
- Led by a steering committee of experienced sales leaders







04/22/2026 Item #9.



CENTRAL OREGON

Home Meetings Weddings

Cities Things to Do Dining Events Lodging

Meet in Central Oregon

What better way to spark creativity and boost productivity at your next corporate retreat than by hosting it in the high desert? Cans breathtaking views of the Cascade Mountains and sunny days create the perfect backdrop for team building and innovation. Host a meeting or corporate retreat at one of the many conference spaces available can inspire collaboration and strengthen camaraderie team. Depending on your group's size and goals, each location offers a unique environment to meet your needs.

MEET IN CENTRAL OREGON

Find Your Center Between Work & Wow

[LEARN MORE](#)

Team Building in Central Oregon

Whether you're looking for an outdoor adventure or a more relaxed team-building activity, the central Oregon region offers a variety of options for your group. From scenic hikes to team-building exercises, there's something for everyone. Contact us today to learn more about our team-building options.

Guided Tours for Groups

Experience the beauty of Central Oregon with a guided tour for your group. Our knowledgeable guides will take you to the best spots for team building and networking. Contact us today to learn more about our guided tours for groups.

FIND YOUR CENTER BETWEEN WORK & WOW.

They've never been here before. They won't stop thanking you for bringing them here for the first time. We'll show you the region's luxury resorts, the best spots for exploration, and yes, where to meet in Central Oregon.

Photo credit: Juniper Preserve

Business Development

Key efforts: Booking Incentives for Groups, representation at tradeshow, and digital advertisement on buyer sites

Revenues (Room & Ancillary)	FY 25-26	Cumulative
Actualized Group	\$850,474	\$1,848,263
Confirmed Group	\$760,000	\$1,766,100
Prospective Group	\$485,000	

VISIT CENTRAL OREGON

- **We strive for the highest return on investment**
- **We're collaborative community partners open to new ways of driving the highest impact**
- **Our initiatives are data-driven ensuring fiscal responsibility**

THANK YOU





BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: April 22, 2026

SUBJECT: Report back to the BOCC on Recent Homeless Camp Relocations onto County-owned land in East Redmond

RECOMMENDED MOTION: For discussion.

BACKGROUND AND POLICY IMPLICATIONS:

At the Board's April 15, 2026 meeting, staff reported the number of recent homeless camp relocations that have occurred from Desert Rise to County-owned property in East Redmond. The BOCC asked for staff to schedule the item for continued discussion and to report more detailed numbers.

The table below shows the number of people living at each County-owned location on April 14, 2026:

Table with 2 columns: County owned land in E. Remond, No. people living at location on April 14, 2026. Rows include Hemlock North (18), DSL land (11), CORE3 (57), Green Zone (74), and Total (160).

There have been 14 people who recently relocated to the CORE3 and Green Zone properties. When asked by the County's security firm where they relocated from, they responded as follows:

Recently Moved from	Number of people
Desert Rise	10
BasX / Fair and Expo area	2
Veterans' Village	1
Sisters	1
Total	14

BUDGET IMPACTS:

None

ATTENDANCE:

Erik Kropp, Deputy County Administrator

Kristie Bollinger, Property Manager

REVIEWED

LEGAL COUNSEL

04/22/2026 Item #11.

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

An Order Directing Advisory Arbitration

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ORDER NO. 2026-015

WHEREAS, William Bailey has filed a grievance with the Board of Commissioners, challenging the County Administrator’s decision to terminate his employment; and

WHEREAS, County Personnel Rule 12.020 allows that the Board of Commissioners may seek advisory arbitration prior to holding a hearing on the grievance; and

WHEREAS, having reviewed the grievance materials submitted by William Bailey and recognizing that a grievance hearing before the Board of Commissioners will benefit from advisory arbitration; now therefore,

IT IS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON as follows:

Section 1. Advisory Arbitration. Pursuant to County Personnel Rule 12.020, the pending Step IV employment discharge grievance submitted by William Bailey is directed to advisory arbitration. County staff will coordinate with Willam Bailey and his representative to schedule the arbitration at a date convenient to both William Bailey and Deschutes County. Upon receipt of the arbitrator’s written decision, a grievance hearing before the Board of Commissioners will be promptly scheduled.

Section 2. Effective Date. This Order shall take effect immediately from and after its adoption.

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

Dated this _____ of _____, 2026

PHIL CHANG, Chair

ANTHONY DEBONE, Vice Chair

ATTEST:

Recording Secretary

PATTI ADAIR, Commissioner