



Oregon

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Land Conservation and Development Commission

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September 12, 2012

TO: Land Conservation and Development Commission

FROM: Jim Rue, Acting Director
Karen Swirsky, Central Oregon Regional Representative
Jon Jinings, Community Services Specialist

SUBJECT: **Agenda Item 6, September 20, 2012 LCDC Meeting**

REPORT AND RECOMMENDATION

REQUEST FOR ACKNOWLEDGMENT OF PORTIONS OF THE CITY OF LA PINE COMPREHENSIVE PLAN

I. AGENDA ITEM SUMMARY

A. Type of Action and Commission Role

The matter before the Land Conservation and Development Commission (hereafter “commission”) is a request from the city of La Pine for the commission’s acknowledgment of the comprehensive plan based on changes made in accordance with the commission’s Continuation Order and Compliance Schedule (Order 11-CONT-COMPLY-001804). Acknowledgment review is governed by the procedures in ORS 197.251, Oregon Administrative Rules that implement ORS 197.251, and OAR chapter 660, division 3.

The purpose of the commission hearing is to review the department’s analysis and recommendations, to hear testimony from persons who submitted comments or objections to the city’s submittal, and to decide what actions to take in response to the request.

The commission may do one of the following pursuant to ORS 197.251(1):

- (a) Grant acknowledgment of the request as submitted;
- (b) Deny acknowledgment of the request as submitted; or
- (c) Grant acknowledgement of part of the request and continue acknowledgment of the remainder subject to a compliance schedule approved by the commission.

B. Staff Contact Information

If you have questions about this report or the city's request for acknowledgment compliance, please contact DLCD Regional Representative Karen Swirsky at (541) 325-6927 or karen.swirsky@state.or.us or Community Services Specialist Jon Jinings at (541) 318-2890 or jon.jinings@state.or.us.

II. SUMMARY OF RECOMMENDED ACTION

On March 3, 2011, the commission acknowledged the La Pine Comprehensive Plan as being in compliance with the following statewide planning goals:

- Goal 1 – Citizen Involvement
- Goal 3 – Agricultural Lands
- Goal 4 – Forest Lands
- Goal 6 – Air, Water, and Land Resources Quality
- Goal 8 – Recreational Needs
- Goal 9 – Economic Development
- Goal 11 – Public Facilities and Services and
- Goal 13 – Energy Conservation

The commission directed the city and the department to continue to work together to establish a reasonable schedule for compliance with Goals 2, 5, 7, 10, 12, and 14. The city and the department established a schedule and the city has completed the tasks. As a result, the department recommends that the commission acknowledge the La Pine Comprehensive Plan as being in compliance with the following goals:

- Goal 2 – Land Use Planning
- Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces
- Goal 7 – Areas Subject to Natural Hazard
- Goal 10 – Housing
- Goal 12 – Transportation
- Goal 14 – Urbanization

III. BACKGROUND

A. Purpose of Acknowledgment

The overall purpose of acknowledgment review is to determine whether an Oregon community's initial comprehensive plan, land use regulations, and plan or regulation amendments comply with the goals and with state laws that implement the goals. ORS 197.251(1) and OAR 660-003-0005(1). The goals provide a framework within which to carefully consider the future of each Oregon community and to coordinate investment and development within each community and each region of the state. The acknowledgment process provides a formal opportunity for review

of a community's initial comprehensive plan among interested parties at the local, regional and state level.

C. Local Actions

OAR 660-014-0010(4) requires that a city submit its comprehensive plan and implementing land use ordinances to the commission for acknowledgment review within four years of the city's incorporation. Both the city and county must adopt findings supporting the comprehensive plan, the city's initial urban growth boundary (UGB) and its comprehensive plan map. Goal 14, OAR 660-024-0020(2). The following provides the timeline of city actions during the four-year window:

- The city of La Pine incorporated on December 7, 2006.
- The city held its first evidentiary hearing on the proposed comprehensive plan on October 13, 2009.
- The city council adopted La Pine's first comprehensive plan and plan map on March 10, 2010.
- Deschutes County co-adopted the La Pine Comprehensive Plan on April 5, 2010.
- The city submitted its notice of city adoption for the plan and the plan map to the department on August 14, 2010.
- The city adopted Ordinance 2011-03—Procedures, Land Division, Zoning, Zoning Map, Sign, and Lighting Ordinances—on May 18, 2011
- The city adopted Ordinance 2012-02—Chapter 5 Revisions of the Comprehensive Plan - Historic and Cultural Resources—on March 14, 2012
- The city adopted Ordinance 2012-03—Zoning Ordinance Revisions - Historic Cultural Preservation Program and Landmarks Commission—on April 25, 2012
- The city adopted Ordinance 2012-05—Modifications to Comprehensive Plan and Implementing Ordinances to Address Remand Issues—on May 9, 2012
- The city adopted Ordinance 2012-11—Goal 14 Exception and Boundary Analysis—on July 11, 2012
- The county adopted Ordinance 2012-11 (repealing the 2010 adoption of the La Pine UGB) and Ordinance 2012-12 adopting the updated UGB analysis findings on August 20, 2012.

IV. REVIEW CRITERIA, PROCESS AND RECORD

A. Standard of Review

Upon the request of a local government, the commission shall, by order, grant, deny, or continue acknowledgment of compliance of comprehensive plan and land use regulations with the goals. ORS 197.251(1). The standard of review for goal compliance is provided in ORS 197.747. A

comprehensive plan, or any element thereof, must be acknowledged “in compliance with the goals” if it meets all of the following criteria:

1. It conforms on the whole to the purposes of the goals;
2. It meets the goal requirements, or, if it fails to comply with the requirements of the goal, that failure is technical or minor in nature; and
3. It conforms to the implementing rules for the goals, if there are any, or, if it fails to comply with the rules, that failure is technical or minor in nature.

B. Decision-Making Criteria

ORS 197.251(2) requires the commission to determine whether the comprehensive plan and land use regulations for which acknowledgment is sought are in compliance with Statewide Planning Goals. The applicable goals for La Pine are Goals 1 through 14. (See Section IV.A, Standard of Review.)

Commission rules in OAR chapter 660 that implement and interpret the applicable goals relevant to this proceeding include:

- Division 3: Procedure for Review and Approval of Compliance Acknowledgment Request
- Division 8: Interpretation of Goal 10 Housing
- Division 12: Transportation Planning
- Division 14: Application of the Goals to Newly Incorporated Cities, Annexation, and Urban Development on Rural Lands
- Division 23: Requirements and Application Procedures for Complying with Statewide Goal 5
- Division 24: Urban Growth Boundaries

C. Procedural Requirements

ORS 197.251 and OAR chapter 660, division 3 establish the process for acknowledgment review. OAR 660-014-0010(4). The local government requests that the commission grant Acknowledgment of Compliance by sending a request to the director and the appropriate local coordination body as defined in ORS 195.025. Under OAR 660-003-0010 (3) the local coordination body for La Pine is Deschutes County.

Following the deadline for submitting objections, the department completes its review of the request, and any objections, and prepares a report for the commission. In this case, the department received no objections. At least 21 days before the scheduled commission review, the department sends copies of the report to the commission, the city, the county, any party who commented or objected in writing, and any other party who requested in writing to receive a copy of the report.

The commission has 90 days after department receipt of the acknowledgment request to grant,

deny, or continue acknowledgment, unless the commission finds that, due to extenuating circumstances, a period of time greater than 90 days is required. ORS 197.251(1). The commission's review is confined to the record of proceedings before the local government, any submitted comments, objections and exceptions, and the department report.

Following the hearing, the commission grants, continues, postpones for extenuating circumstances, or denies the acknowledgment request. ORS 197.251(1), OAR 660-003-0025(1).

On August 21, 2012, the department received by electronic mail a written request for acknowledgment of the continued portions of the comprehensive plan from La Pine. The contents of the request complied with the requirements in ORS 197.251(1) and OAR 660-003-0010. The department performed a completeness check on the request and sent a completeness letter to the city on August 23, 2012.

On the same date, the department mailed a Notice of Opportunity to Comment and File Objections consistent with OAR 660-003-0015. No timely objections or comments were received by the September 12, 2012 deadline to submit comments and objections. After the deadline had passed, the department completed its review of the comprehensive plan, plan map, and the UGB to determine compliance with the goals, and prepared a report for the commission.

D. Written Record for this Proceeding

1. The department's staff report
2. Correspondence:
 - a. August 23, 2012 notice of receipt of request for acknowledgment and opportunity to comment and file objections; and
 - b. Department August 23, 2012 acknowledgment completeness letter addressed to La Pine Mayor Ken Mullenex.
3. City of La Pine acknowledgment request submittals
 - a. Comprehensive Plan (revised Chapters 5, 8, 10, and 12);
 - b. La Pine Land Use Code;
 - c. Comprehensive Plan Map with UGB;
 - d. Zoning Map
 - e. Comp Plan and UGB Findings;

V. DEPARTMENT ANALYSIS

The commission acknowledged the La Pine comprehensive plan with regards to the following goals on March 3, 2011:

- Goal 1 – Citizen Involvement
- Goal 3 – Agricultural Lands
- Goal 4 – Forest Lands

- Goal 6 – Air, Water, and Land Resources Quality
- Goal 8 – Recreational Needs
- Goal 9 – Economic Development
- Goal 11 – Public Facilities and Services and
- Goal 13 – Energy Conservation

The portions of the plan addressing these goals are not addressed further here. Goals 15–19 do not apply to La Pine and are also not addressed in this report. The extant goals subject to compliance review are:

- Goal 2 – Land Use Planning
- Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces
- Goal 7 – Areas Subject to Natural Hazard
- Goal 10 – Housing
- Goal 12 – Transportation
- Goal 14 – Urbanization

A. Goal 2: Land Use Planning

The purpose of Goal 2 is: “To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.” A city’s comprehensive plan establishes a legal basis for future land use regulations. The plan identifies important local values and creates overarching principles to guide planning and investment decisions that will influence a city’s future.

During initial acknowledgement review, the commission found that La Pine’s plan did not comply with Goal 2 because it did not establish an appropriate policy framework related to a number of statewide planning goals (specifically Goals 5, 7, 10, 12, and 14). The continuance order required the city to remedy the deficiencies in these other parts of the plan and adopt appropriate codes to implement the plan.

La Pine has adopted amendments to its plan addressing relevant goals. These are addressed in more detail in following subsections in this section. The city adopted implementing codes related to natural resources (Goal 5), natural hazards (Goal 7), and transportation facilities (Goal 12) as required by the commission’s continuance order.

Recommendation: The department finds that deficiencies in the plan have been remedied; therefore, the plan now complies with Goal 2. The department recommends that the commission find that La Pine’s comprehensive plan is in substantial compliance with Goal 2 and the administrative rules implementing the goal.

B. Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

The purpose of Statewide Planning Goal 5 is: “To protect natural resources and conserve scenic and historic areas and open spaces.”

The Goal 5 compliance tasks assigned to La Pine were as follows:

- Adopt comprehensive plan policies and programs that commit the city to complete a local wetlands inventory for areas along the Little Deschutes River.
- Adopt comprehensive plan policies and programs to protect significant riparian corridors and wetlands, as well as wetland and riparian wildlife habitat.
- Recommended action: Consider adding a separate plan element to identify and protect La Pine's cultural and historic resources.

The department finds that the comprehensive plan now complies with OAR chapter 660, division 23. The city adopted policies and programs that commit the city to completing a local wetlands inventory. The city has provided policies and plans to protect the riparian corridor along the Little Deschutes River, as well as wetlands as part of the floodplain zone (see Chapter 5 of La Pine Comprehensive Plan). The city has provided code language to implement these policies and programs (see Little Deschutes River Riparian Area Overlay Zone and Historical and Cultural Preservation Program in the La Pine Land Use Code).

Recommendation: The department recommends that the commission find that La Pine's comprehensive plan is in substantial compliance with Goal 5 and the administrative rules implementing the goal.

C. Goal 7: Natural Hazards

The purpose of Goal 7 is: "To protect people and property from natural hazards." Goal 7 requires that local governments adopt comprehensive plans (inventories, policies and implementing measures) to reduce risk to people and property from natural hazards.

Natural hazards for purposes of this goal are: floods (coastal and riverine), landslides, earthquakes and related hazards, tsunamis, coastal erosion, and wildfires. Local governments may identify and plan for other natural hazards.

The compliance schedule required La Pine to include specific policies and programs to protect people and property from wildfire and flood hazards. The city has amended the comprehensive plan to include policies committing the city to adopt implementing measures to protect people and property from wildfire and flood hazards (see Chapter 5 of the La Pine Comprehensive Plan). The city has provided code language to implement these policies and programs (see Flood Plain Overlay Zone of the La Pine Land Use Code).

Recommendation: The department recommends that the commission find that La Pine's comprehensive plan is in substantial compliance with Goal 7 and the administrative rules implementing the goal.

D. Goal 10: Housing

The purpose of Goal 10 is: "To provide for the housing needs of citizens of the state."

The Goal 10 compliance tasks assigned to La Pine were as follows:

- Update the current housing mix based on building permit data.
- Provide the total number of needed housing units, the number of units needed for each housing type, the assumed development density for each housing type; and include the data, calculations, and analysis for each.
- Provide an estimate of the financial capability of future residents and demonstrate how that capability is tied to the city's projected housing mix, the projected overall average density(ies), and the projected minimum density for each residential zone.
- Demonstrate how the total number of needed housing units, the number of units needed for each housing type, and the assumed density for each housing type were converted to acres of residential land need.
- Provide the calculation for the total amount of residential and non-residential land need, including a sub-total of the amount of land needed for dwelling units alone.
- Adopt implementing land use/development ordinances, and zoning map to designate city lands for specific uses and residential housing types.

La Pine has worked closely with the department to address the tasks listed above. The comprehensive plan has been extensively revised (see Chapter 10 of the La Pine Comprehensive Plan) to meet the requirements of Goal 10, Goal 14 (addressed further below) and OAR chapter 660, divisions 8 and 24. The city has also revised its zoning map and its land use regulations to reflect the housing needs of La Pine's population.

Recommendation: The department recommends that the commission find that La Pine's comprehensive plan is in substantial compliance with Goal 10 and the administrative rules implementing the goal.

E. Goal 12: Transportation

The purpose of Goal 12 is: "To provide and encourage a safe, convenient and economic transportation system." The goal includes criteria under which to judge the compliance of a jurisdiction's planning efforts with Goal 12. These are:

- (1) Consider all modes of transportation including mass transit, air, water, pipeline, rail, highway, bicycle and pedestrian;
- (2) Be based upon an inventory of local, regional and state transportation needs;
- (3) consider the differences in social consequences that would result from utilizing differing combinations of transportation modes;
- (4) Avoid principal reliance upon any one mode of transportation;
- (5) Minimize adverse social, economic and environmental impacts and costs;
- (6) Conserve energy;
- (7) Meet the needs of the transportation disadvantaged by improving transportation services;

- (8) Facilitate the flow of goods and services so as to strengthen the local and regional economy; and conform with local and regional comprehensive land use plans. Each plan shall include a provision for transportation as a key facility.

OAR chapter 660, division 12, implements Statewide Planning Goal 12 to provide and encourage a safe, convenient and economic transportation system. The rules also implement provisions of other goals related to transportation planning in order to plan and develop transportation facilities and services in close coordination with urban and rural development.

OAR 660-024-0020(1), Adoption or Amendment of a UGB, states:

All statewide goals and related administrative rules are applicable when establishing or amending a UGB, except as follows: (d) The transportation planning rule requirements under OAR 660-012-0060 need not be applied to a UGB amendment if the land added to the UGB is zoned as urbanizable land, either by retaining the zoning that was assigned prior to inclusion in the boundary or by assigning interim zoning that does not allow development that would generate more vehicle trips than development allowed by the zoning assigned prior to inclusion in the boundary.

The Goal 12 compliance task assigned to La Pine was as follows:

Provide findings for compliance with OAR 660-012-0060 for City of La Pine lands that were not contained within the La Pine Urban Unincorporated Community (UUC) prior to city incorporation; clarify that uses on those lands cannot be intensified until the city adopts a Transportation System Plan (TSP) for the City of La Pine, including lands described above. City and UGB lands that were not part of the previous UUC may be designated as “future urbanizable” lands but must retain current Deschutes County zoning or another interim “non-urban” zoning until La Pine adopts a TSP.

La Pine’s comprehensive plan (see Chapter 8) and comprehensive plan map (La Pine Comprehensive Plan Map) have been revised to include findings and designations that interim status of lands outside of the UUC. In addition, the city has initiated a TSP.

Recommendation: The department recommends that the commission find that La Pine’s comprehensive plan is in substantial compliance with Goal 12 and the administrative rules implementing the goal.

F. Goal 14: Urbanization

The purpose of Goal 14 is: “To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.”

Goal 14 has three general requirements for Urban Growth Boundaries:

Urban growth boundaries shall be established and maintained by cities, counties and regional governments to provide land for urban development needs and to identify and separate urban and urbanizable land from rural land.

Establishment and change of urban growth boundaries shall be a cooperative process among cities, counties and, where applicable, regional governments.

An urban growth boundary and amendments to the boundary shall be adopted by all cities within the boundary and by the county or counties within which the boundary is located, consistent with intergovernmental agreements. . .

The Goal 14 compliance tasks assigned to La Pine were as follows:

- Adopt adequate data, findings, and conclusions to establish La Pine's 20-year population forecast.
- Demonstrate with findings, supported by an adequate factual base, that the determination of La Pine's 20-year residential land need is based on the adopted 20-year population forecast. If a 20-year residential land need, based on the adopted 20-year population forecast, requires less land than is currently included in the proposed UGB, the city must take one of the following steps:
 1. Remove a sufficient amount of land from the proposed UGB to ensure consistency with the adopted 20-year population forecast; or
 2. Provide additional findings in support of the current UGB; or
 3. Remove a sufficient amount of land from the proposed UGB to ensure consistency with the adopted 20-year population forecast and establish an Urban Reserve Area (URA) consistent with Goal 14 and OAR chapter 660, division 24, on lands removed from the UGB.
- Provide data, assumptions, findings, and conclusions regarding land needs for water, sanitary sewer, and storm drainage facilities for the 20-year planning period, including a demonstration that the UGB includes the amount of land needed for this urban use.
- Provide data, assumptions, findings, and conclusions regarding the amount of land needed for school facilities for the 20-year planning period, including a demonstration that the UGB includes the amount of land needed for this urban use. Adopt the 2005 Bend-La Pine Schools Sites and Facilities Plan as part of La Pine's comprehensive plan and include any City of La Pine policies for maintaining school facilities consistent with city and school district needs.
- Determine land need for transportation facilities for the 20-year planning period based on La Pine's Buildable Lands Inventory (BLI), and include a policy(ies) committing the city to update this inventory as needed once the TSP is adopted.

- If the city's 20 year land needs for water, sanitary sewer, and storm drainage facilities, school facilities and transportation facilities requires less land than is currently included in the proposed UGB, then take one of the following steps:
 1. Remove a sufficient amount of land from the proposed UGB to ensure consistency with the adopted 20-year population forecast; or
 2. Provide additional findings in support of the current UGB; or
 3. Remove a sufficient amount of land from the proposed UGB to ensure consistency with the adopted 20-year population forecast AND establish an Urban Reserve Area (URA) consistent with Goal 14 and OAR chapter 660, division 24, on lands removed from the UGB.
- Adopt a boundary location analysis consistent with Goal 14; ORS 197.298; OAR chapter 660, division 24; and OAR chapter 660, division 9 that results in a UGB that contains a supply of land to meet the city's 20-year employment land needs.
- Revise the comprehensive plan map so that all parcels in the UGB have an urban or urbanizable plan designation.
- Lands east of Highway 97 labeled "BLM transfer to County" on the plan map and designated for "Sewage Treatment" should retain rural resource zoning or another interim urban holding zone (*i.e.* Future Public Facilities).
- Clarify or delete the following designations on the plan and zoning maps: "Future Employment Lands," "Neighborhood 1," "Neighborhood 2," "Neighborhood 3," "Rosland Crossing neighborhood," "Ranchside Neighborhood," and "Prairie Meadow Neighborhood."
- Designate lands east of Highway 97 currently designated "Forest" under current rural resource zoning or with an interim urban holding zone or in an URA.

La Pine and the department worked closely together to address the Goal 14 compliance issues outlined above. The required data and findings to establish La Pine's 20-year forecast have been added to the Comprehensive Plan (see Chapter 12, La Pine Comprehensive Plan).

The city determined that the 20-year residential land need, based on the adopted 20-year population forecast, requires less land than was included in the UGB. The citizens of the city are committed to the existing, coterminous UGB and city limits; therefore, the city opted to provide additional findings in support of the current UGB. In crafting those findings, the city and department determined that the most logical approach was to support a Goal 14 exception, which was adopted by the city and county. The exception justifies why the provisions of Goal 14 that require residential land needs be based on a 20-year population projection need not apply to the city, based mainly on the particular circumstances of the existing residential land use pattern and former urban unincorporated community designation and zoning. The city adopted the exception on July 11, 2012. Deschutes County re-adopted the UGB based on the reasons provided by the exception on August 20, 2012.

The city adopted a boundary location analysis consistent with Goal 14; ORS 197.298; OAR chapter 660, division 24; and OAR chapter 660, division 9 (see La Pine Boundary Location Analysis). The La Pine comprehensive plan map has been revised so that all parcels in the UGB have an urban or urbanizable plan designation. In addition, the city has created a zoning map. These two maps have corrected or clarified the issues raised by the department.

Recommendation: Based upon this extensive work, the department recommends that the commission find that La Pine's comprehensive plan is in substantial compliance with Goal 14 and the administrative rules implementing the goal.

VI. DEPARTMENT RECOMMENDATIONS AND DRAFT MOTION

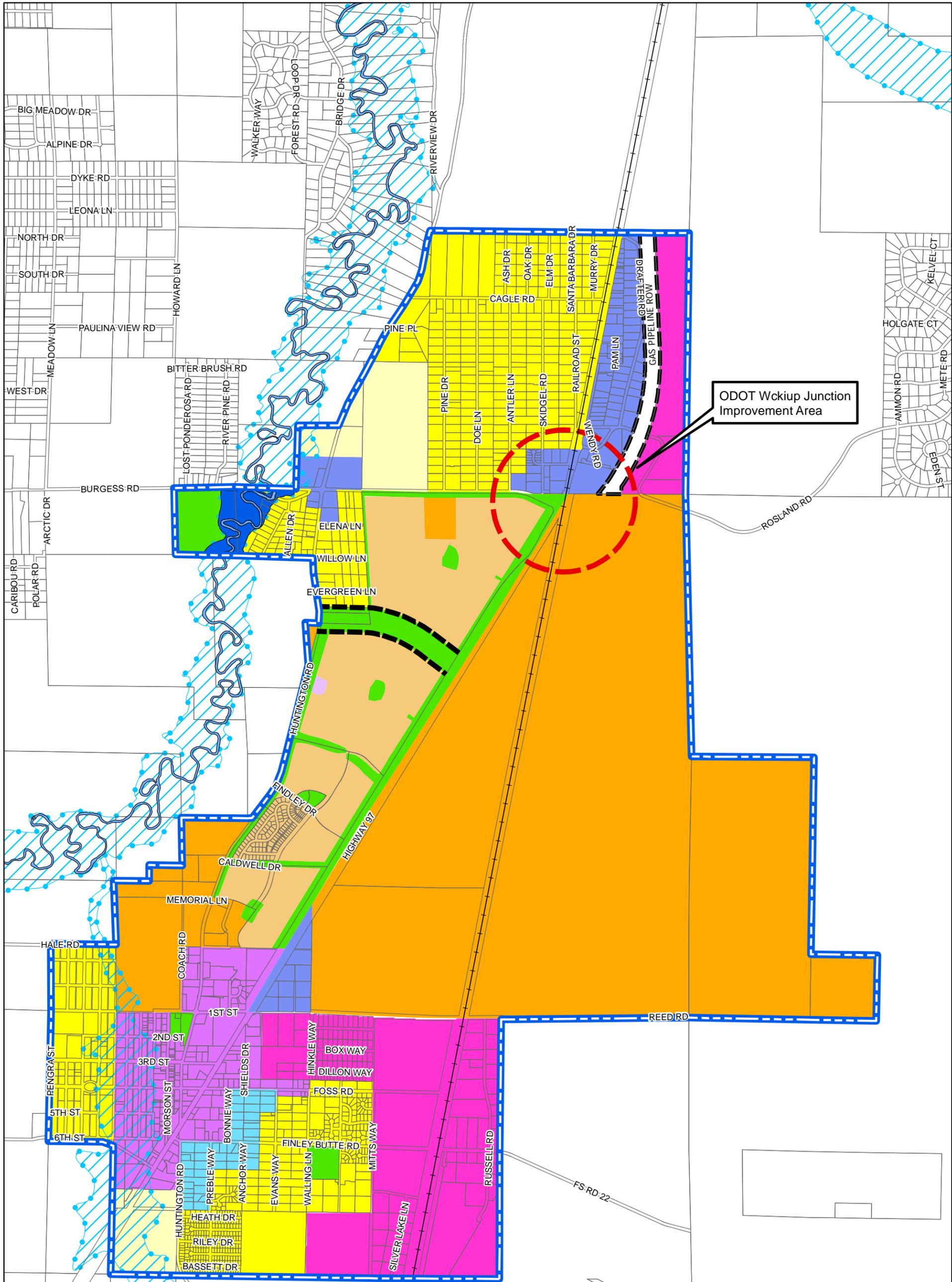
The department recommends that the commission accept its recommendation as it is proposed in this report and acknowledge the La Pine comprehensive plan as consistent with the statewide planning goals. The department further recommends that the commission adopt the following motion:

I move that the Land Conservation and Development Commission accept the recommendations of the department and approve acknowledgment of the La Pine comprehensive plan.

ATTACHMENTS (http://oregon.gov/LCD/pages/la_pine_acknowledgement.aspx)

- A. Correspondence:
 - 1. Department August 23, 2012 notice of receipt of request for acknowledgment and opportunity to comment and file objections
 - 2. Department August 23, 2012 acknowledgment completeness letter addressed to La Pine Mayor Ken Mullenex.

- B. La Pine acknowledgment request submittals from City of La Pine
 - 1. August 2012 Comprehensive Plan (Chapters 5, 8, 10 and 12)
 - 2. Comprehensive Plan Map with urban growth boundary
 - 3. Zoning Map
 - 4. Zoning Ordinance
 - 5. Buildable Lands Inventory
 - 6. Goal 14 Factors;
 - 7. Goal 14 Exception
 - 8. Deschutes County UGB Adoption Ordinance
 - 9. Request for Reconsideration



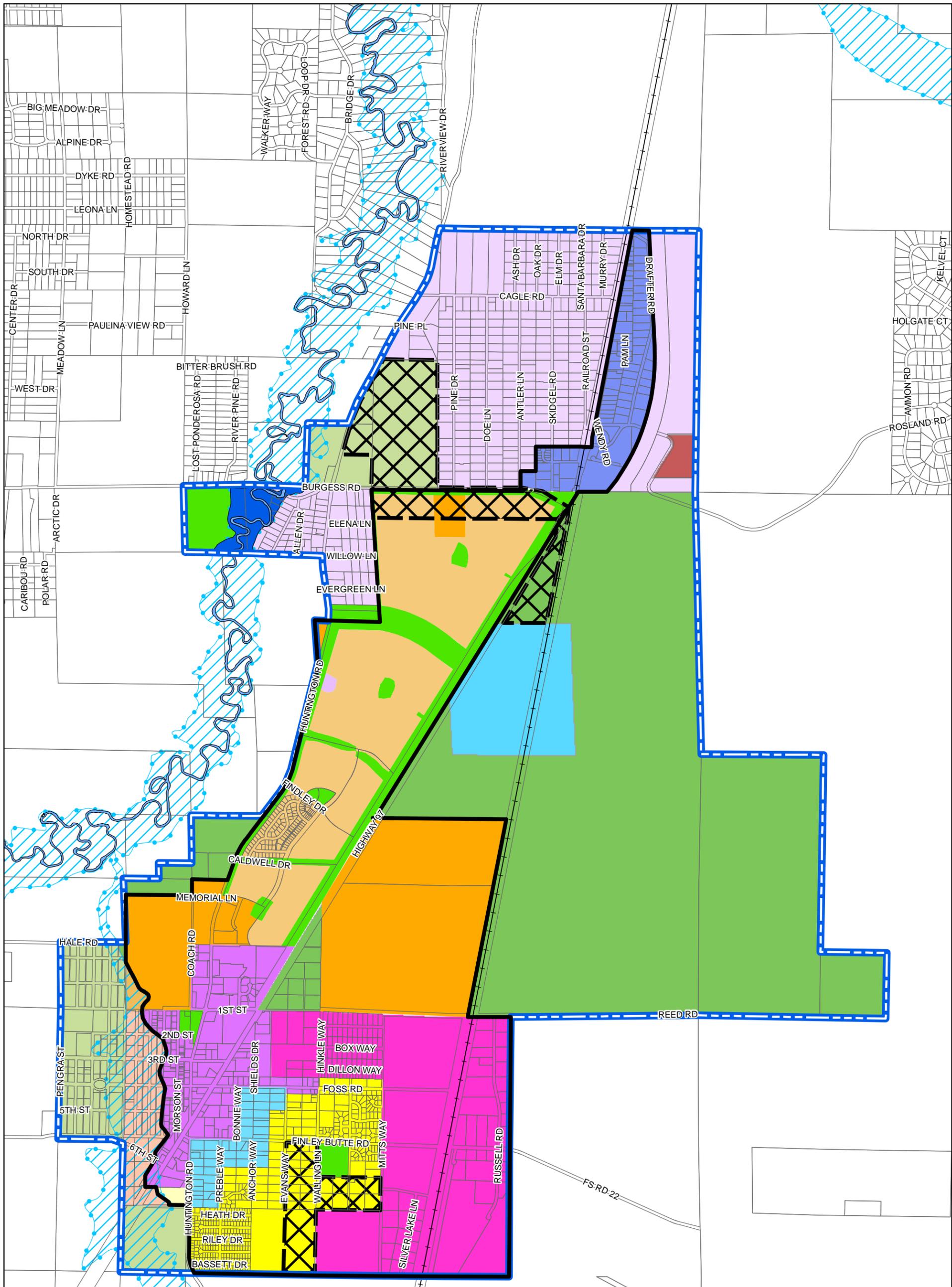
ODOT Wckup Junction Improvement Area

La Pine Comprehensive Plan

"growing, accomodating and managing a complete community"

-  City Limit / Urban Growth Boundary
-  River
-  Taxlot
-  Floodplain_FEMA
-  Little Deschutes River Riparian Area Overlay Zone
-  Natural Gas Pipeline ROW
-  Residential - Single-Family
- Residential - Multi-Family
-  Master Plan Residential
-  Comm/Res Mixed Use
-  Traditional Commercial
-  Mixed-Use Commercial
-  Neighborhood Commercial
-  Open Space & Parks
-  Industrial
- Public Facilities





La Pine Zoning Map

"growing, accomodating and managing a complete community"

| | | | | | |
|--|---|--|----------------------------|--|------------------------------------|
| | La Pine UUC Boundary | | Residential - Multi-Family | | County Zoning Holding Zones |
| | City Limit / Urban Growth Boundary | | Master Plan Residential | | F1 - Forest |
| | Railroad | | Mixed-Use Commercial | | LPC - Commercial District |
| | River | | Open Space & Parks | | LPCFL - Community Facility Limited |
| | Transition Area | | Public Facilities | | LPR - Residential District |
| | Floodplain_FEMA | | Neighborhood Commercial | | OS&C - Open Space & Conservation |
| | Little Deschutes River Riparian Area Overlay Zone | | Industrial | | RI - Rural Industrial |
| | Traditional Commercial | | Residential - Commercial | | RR10 - Rural Residential |
| | Residential - Single-Family | | | | |

Note: County Zoning outside of UUC Boundary



August, 2012