

BEFORE THE BOARD OF COUNTY COMMISSIONERS
DESCHUTES COUNTY, OREGON

FILED
MAY 25 1982
ROSEMARY PATTERSON
DESCHUTES COUNTY CLERK

An Ordinance amending section)
1.030 Definitions and Section)
5.240 Rimrock Setbacks, Ord-)
inance No. PL-15, Deschutes)
County Zoning of 1979 to define)
Rimrock and Provide for Con-)
struction of Structure within)
sight of the Deschutes and)
Crooked Rivers; and Declaring)
an Emergency.)

ORDINANCE NO. 82-013

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

Section 1. Section 1.030. DEFINITIONS, Ordinance No. PL-15
Deschutes County Ordinance of 1979 is amended by
the addition of the following provision:

(105-A) Rimrock. Rock or rocks on the rim
forming a natural and usually a precipitous
boundary of an elevated land form. For the
purpose of this ordinance, rimrock is further
defined as an increase in elevation of at least
sixty feet (60") within six hundred fifty feet
(650') of the mean high water mark of the Crooked
or Deschutes River, as measured from the side of
the river nearest the rimrock.

Section 2. Section 5.240. RIMROCK SETBACKS. Ordinance No.
PL-15 Deschutes County Zoning Ordinance of 1979
is amended to read as follows:

Section 5.240. RIMROCK SETBACKS. Any structures
which will be erected along the rimrocks
bordering the Crooked and Deschutes Rivers so as
to be visible from the river, viewed from the
mean high water mark on the bank farthest from
the rimrock area being considered, shall be
subject to site plan approval based on the
following criteria. This provision shall not
apply to decks constructed in conjunction with
other structures so long as the railing around
any deck does not exceed four feet in height and
is not of solid construction except as specified

in the following subsections. In approving a structure to be built on the rimrock pursuant to this provision the following factors shall be considered.

- (a) The structure and deck shall be designed and placed to minimize its visual impact when viewed from the mean high water mark on the far side of the river.
- (b) The materials used in construction including type and color, shall be intended to blend into the immediate surroundings. The amount and coloring of glass on the face of any structure, as well as the height and bulk of the structure, shall be designed so as to reduce its impact while still allowing for creativity in architectural design.
- (c) Existing and additional landscaping shall be used to the extent feasible consistent with the proposed use so as to reduce the visibility of the proposed structure.
- (d) Existing trees, rocks and other land cover shall be retained to the maximum extent possible consistent with the proposed use.
- (e) Additional landscaping may be required as may be reasonably necessary to shield the proposed structure while still permitting reasonable views from the structure.
- (f) Where multiple structures are proposed on a parcel of land, the structures shall be grouped or clustered so as to maintain a general appearance of an open landscape for a majority (51% or more) of the affected area. This shall be determined by viewing the property from the mean high water mark immediately across from the center of the river frontage on which the structures are proposed, with like evaluations being made one hundred yards on either side of that point over the entire length of the river frontage on which the structures are proposed.

- (g) No decks or other structures shall extend closer than three (3) feet from any edge of the rimrock, nor shall the building, exclusive of those items listed in Section 6.040 (2) which may extend into the setback up to three feet, be located closer twenty (20) feet from any edge of the rimrock. In no case shall the height of the building exceed the setback from any edge.
- (h) Adjustments in the criteria set out herein may be made, at the discretion of the Planning Director, based on particular characteristics in the terrain where the use is proposed with particular attention being given to lands visible from state parks and highways designated as landscape management areas by the Deschutes County Comprehensive Plan. The Planning Director shall stringently protect the visual aspects of the landscape.

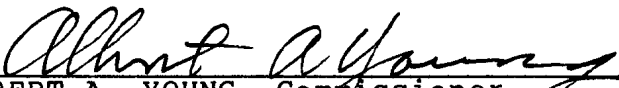
Section 3. This Ordinance being necessary for the immediate preservation of public peace, health and safety, an emergency is declared to exist, and this Ordinance takes effect on its passage.

DATED this 25th day of May, 1982.


BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON



CLAY C. SHEPARD, Chairman



ALBERT A. YOUNG, Commissioner



ROBERT C. PAULSON, JR., Commissioner

ATTEST:



Susan Stoneman
Recording Secretary