



MEMORANDUM

TO: Deschutes County Board of County Commissioners ("Board")

FROM: Nicole Mardell, AICP, Senior Planner
Will Groves, Planning Manager

DATE: June 5, 2024

SUBJECT: Deliberations: Deschutes County 2040 Comprehensive Plan Update

The memo outlines the potential approach for the Board to deliberate on the Deschutes County 2040 Comprehensive Plan Update. It recommends automatically integrating technical edits, placing certain items in a "parking lot" for future consideration, and focusing discussion on four key chapters that received the most public feedback. The Board is being asked to provide feedback on this proposed approach to structure the deliberations.

I. BACKGROUND

The Board held public hearings to gather testimony for the Deschutes County 2040 Comprehensive Plan Update on April 10, 2024, in Bend¹; April 23, 2024, in Sunriver²; and April 30, 2024, in Sisters³; and May 8, 2024 in Bend⁴. At the conclusion of the May 8 hearing, the Commission voted to close the oral record, leave the written record open until May 30, and commence deliberations at a subsequent meeting.

The full record is included on the project hearing page: <https://www.deschutes.org/cd/page/247-23-000644-pa-deschutes-county-2040-comprehensive-plan-update-hearing-page>.

¹ <https://www.deschutes.org/bcc/page/board-county-commissioners-meeting-162>

² <https://www.deschutes.org/bcc/page/public-hearing-2020-2040-comprehensive-plan-update>

³ <https://www.deschutes.org/bcc/page/public-hearing-2020-2040-comprehensive-plan-update-0>

⁴ <https://www.deschutes.org/bcc/page/2020-2040-comprehensive-plan-update-public-hearing>

II. PROPOSAL

This is a legislative text amendment to repeal and replace the 2030 Comprehensive Plan, adopted in 2011 with the Deschutes County 2040 Plan. Staff notes that no zoning or comprehensive plan map amendments are being considered, nor are any changes to the County's adopted Goal 5 inventory pertaining to significant natural resources, scenic views, open spaces, mineral and aggregate sites, and historic and cultural resource sites. Updates to the Tumalo Community Plan and Transportation System Plan were completed separately from this project. Updates to the Terrebonne Community Plan and Newberry Country Plan are not included within the scope of this project.

III. APPROACH TO DELIBERATIONS

The draft Deschutes County 2040 Comprehensive Plan update provides background information, a summary of community considerations, and overarching goal and policy guidance pertaining to key issues surrounding management of growth, development, and resource protection in the rural county. Staff has received 363 public comments and 11 agency comments on a variety of topics and in the following formats:

- Scrivener's errors / purely technical edits.
- Issues precluded by state law.
- Issues outside of the scope of the project or one-time actions.
- Specific, redlined revisions suggestions.
- Broader feedback on topics.

To streamline deliberations, staff proposes to automatically integrate any edits that are purely technical in nature (scrivener's errors, references, updated figures) into the final draft of the document.

Legal, in coordination with staff, recommends the Board place any items that may be currently precluded by state law or rule, those outside of the project scope and vulnerable to appeal, or those that are one-time actions into a "parking lot". These items can then be discussed as part of a separate action plan that will provide guidance at one-, five-, and ten-year intervals to guide future CDD work plan tasks. An example of this would be to place a revisit of the County's destination resort mapping process into the parking lot. Due to the depth of analysis, necessity for focused community engagement on this topic, and risk of appeal, staff recommends this topic be reconsidered outside of the Comprehensive Plan Update process. Staff has provided a list of "parking lot" items in Attachment A.

As public commenters have provided both broad feedback and specific redlines, staff is not intending to produce a matrix to aid in the Board's discussion. Instead, staff recommends the Board revisit four chapters of the draft document in detail to discuss any desired revisions based on comments in the record and bring forward any additional suggested

changes in other chapters for discussion. The four chapters that were most discussed and had the broadest variety of suggested revisions through the hearing process are listed below and attached to this document:

- Chapter 3 – Farm and Forest Land (Attachment B)
- Chapter 5 – Natural Resources (Attachment C)
- Chapter 7 – Natural Hazards (Attachment D)
- Chapter 11 – Unincorporated Communities and Destination Resorts (Attachment E)

Using this approach will allow the Commissioners to thoroughly engage with the multitude of issues and suggested edits in the record pertaining to this chapters, while still allowing for Commissioners to bring forward other topics for discussion in the remainder of the document as needed.

IV. NEXT STEPS

Staff will be looking to the Board for feedback on the described approach to deliberations.

Attachments

Attachment A – “Parking Lot” Issues

Attachment B – Chapter 3 – Farm and Forest Land

Attachment C – Chapter 5 – Natural Resources

Attachment D – Chapter 7 – Natural Hazards

Attachment E – Chapter 11 – Unincorporated Communities and Destination Resorts