

Destination Resort (DR) Combining Zone Text Amendments

File No: 247-22-000835-TA

Applicant: Central Oregon LandWatch (COLW)



PLANNING COMMISSION PUBLIC HEARING
February 23, 2023

Hearing Procedure

The Commission's recommendation on this application will be based upon the record, the staff report, and the testimony and evidence presented at this hearing and following the hearing, if the record should be left open.

HEARING ORDER – The hearing will be conducted in the following order:

1. Staff will provide a brief report
2. Central Oregon LandWatch (COLW), as the applicant, will present testimony and evidence
3. Interested persons and agencies will present testimony and evidence
4. Closing remarks from Staff



Notices & Record Materials

Project Website and Full Record

<https://www.deschutescounty.gov/cd/page/247-22-000835-ta-destination-resort-text-amendment>



Hybrid Hearing

- **In Person – Fill out blue sign-up sheet and submit to Board Secretary**
- **Before starting testimony provide:**
 - **First and Last Name**
 - **Mailing Address**
- **3-minute limit per party**

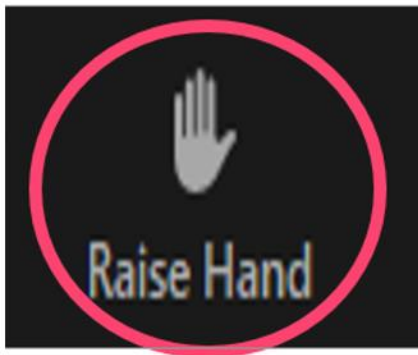


Remote Participants

- To testify remotely you must attend using Zoom
- Chairman Debone will request that all Zoom participants use the “raise hand” feature to notify the Board that you would like to testify

- ***Computer / Smart Device***

- ❖ ***Press the Raise Hand button***



- ***Raise Hand (Dial-in)***

- ❖ ***Enter *9 on your keypad***



Hearing Procedures

- Written testimony can be submitted to staff
 - ❖ In-person - Hand to staff
 - ❖ Remote - Email to staff: Tarik.Rawlings@deschutes.org
- Orderly & respectful hearing
- Commissioner disclosures



Staff Report

Proposal

- Changes to 18.113 – Destination Resort Zone (DR)
- Changes to 19.106 – Destination Resorts
- Add language from ORS 197.455(1)(a) limiting the types of destination resorts allowed within 24 air miles of Urban Growth Boundaries with populations of at least 100,000



Background

- ORS 197.455 outlines state requirements for siting destination resorts, including the following language:

(1) A destination resort may be sited only on lands mapped as eligible for destination resort siting by the affected county. The county may not allow destination resorts approved pursuant to ORS 197.435 (Definitions for ORS 197.435 to 197.467) to 197.467 (Conservation easement to protect resource site) to be sited in any of the following areas:

(a) Within 24 air miles of an urban growth boundary with an existing population of 100,000 or more unless residential uses are limited to those necessary for the staff and management of the resort.



Background

- Applicant-initiated amendment (COLW)
- DLCD notification sent 1/11/23
- Notice sent to relevant agency partners 1/18/23
- Individual notice sent to all property owners affected by the DR Combining Zone 1/23/23
- Notice of Public Hearing published in Bend Bulletin 2/7/23



Proposed Amendments

- Title 18, DCC Chapter 18.113 – Destination Resorts Zone
 - Sections 18.113.030, .060
- Title 19, DCC Chapter 19.106 – Destination Resorts
 - Sections 19.106.030, .060



Work Session

- Noticed Properties (DR-Zoned)
 - ~34 total properties/owners with at least 160 acres and within a singular ownership entity
 - ~18 are private owners
 - 9 are public entities (Federal, State, County, Parks)
 - 5 are existing Destination Resorts
 - 2 are Irrigation Districts (COID, TSID)



Public Comments

- Several general inquiries
- One written comment in opposition
 - Kenneth Katzaroff – recommendation of denial
- One written comment seeking clarifying language
 - Corinne Celko – Juniper Preserve (formerly Pronghorn)
- Over 90 written comments in support



Next Steps

Options to move forward:

- Continue the hearing to a date and time certain;
- Close the hearing and leave the written record open to a date certain;
- Close the hearing and set a date for deliberations; or
- Close the hearing and commence deliberations.



Questions?

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