



**MEMORANDUM**

**DATE:** October 18, 2023

**TO:** Deschutes County Planning Commission

**FROM:** Peter Russell, Senior Transportation Planner  
Tarik Rawlings, Senior Transportation Planner

**RE:** Tumalo Community Plan update, File 247-23-000509-PA/510-TA; continued deliberations

The Planning Division is updating the 2010-2030 Tumalo Community Plan (TCP) to 2020-2040 due to changes in the community and passage of time. Additionally, the County received a \$75,000 Transportation Grant Management (TGM) from the State, of which the bulk was dedicated to update the bike/ped/transit, aka Active Transportation, element of the TCP. The County hired Kittelson and Associates (KAI) to do the work for the TGM grant.

The purpose of this memo is to summarize the topics identified by the public at the Aug. 24, 2023, public hearing and written comments received between that hearing and the close of the written record at 4 p.m., September 7, 2023. These topics will be discussed during the Planning Commission’s continued deliberations scheduled for October 26, 2023.

**I. BACKGROUND**

Tumalo is an Unincorporated Community under Oregon Administrative Rule (OAR) 660-022, meaning the land use pattern is quasi-urban in terms of density and land uses and predated the Oregon’s land use system, which began in 1973. The state classifies Tumalo as a Rural Unincorporated Community<sup>1</sup> and the County administers it under Deschutes County Code (DCC) 18.67. The Tumalo Community Plan is Section 4.7 of the Comprehensive Plan and appears as Appendix B of the Comprehensive Plan. Of the \$75,000 TGM grant, \$50,000 was earmarked for the bike/ped/transit segment of the TCP.

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<sup>1</sup> OAR 660-020-010(7) “Rural Community is an unincorporated community which consists primarily of permanent residential dwellings but also has at least two other land uses that provide commercial, industrial, or public uses (including but not limited to schools, churches, grange halls, post offices) to the community, the surrounding area, or to persons traveling through the area.”

Staff prepared a website, [www.deschutes.org/tumaloplan](http://www.deschutes.org/tumaloplan), which featured a StoryMap that provided a narrative of the project, the community's history, the purpose of the TCP, occasional surveys, and an opportunity to leave a contact email.

The Deschutes County Planning Commission (PC) initially held a public hearing on August 10, 2023<sup>2</sup>, and continued the hearing until August 24, 2023<sup>3</sup>. The PC received approximately 21 written comments between the agencies and the public. Multiple comments were received after the deadlines identified below and one comment concerned development of property that lies outside the Tumalo Unincorporated Community boundary.

At the conclusion of oral testimony on August 24, the PC closed the oral record and left the written record open until 4 p.m., September 7, 2023. Deliberations were scheduled before the Planning Commission on October 12, 2023<sup>4</sup> and, during that meeting, the Planning Commission voted to continue those deliberations until October 26, 2023.

All comments received by the Planning Commission throughout the process can be found at the following link:

<https://www.deschutes.org/cd/page/tumalo-community-plan-update-2020-2040-247-23-000509-pa-510-ta>

## **II. RECAP OF PUBLIC COMMENTS AT AUGUST 24, 2023 HEARING**

Several repeated themes emerged during the oral testimony, including concerns about growth in Tumalo, the potential sewer system, how to maintain Tumalo's rural nature, and concerns about increasing density. There was also a request regarding funding art in the US 20/Cook-OB Riley roundabout.

From August 10 to the written comment deadline of 4 p.m., August 24, 2023, staff received approximately eleven (11) submittals. Major topics raised in those comments included speeding on Cook Avenue; opposition to a sewer; opposition to a park district; opposition to increased recreation on the Deschutes River; the need to define small-town character; and whether Tumalo is required to grow or accommodate growth at all.

At the continued public hearing, planning staff briefly recapped that the TCP does not propose any changes to the uses allowed nor the height limits in Deschutes County Code (DCC) 18.67, which is the development code for Tumalo. Staff and the PC also discussed the challenges of the County declaring a moratorium on growth and development under the State's land use system.

The PC hearing itself can found at the following link:

<https://www.deschutes.org/bc-pc/page/planning-commission-39>

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<sup>2</sup> <https://www.deschutes.org/bc-pc/page/planning-commission-38>

<sup>3</sup> <https://www.deschutes.org/bc-pc/page/planning-commission-39>

<sup>4</sup> <https://www.deschutes.org/bc-pc/page/planning-commission-41>

### **III. COMMENTS RECEIVED AUGUST 25-SEPTEMBER 7, 2023**

The PC received approximately ten (10) written comments prior to the deadline of 4 p.m. September 7, 2023. Additionally, staff placed those comments intended for the August 24 PC hearing, but received after the 4 p.m. deadline, into the August 25-September 7 cohort. Comments received after the 4 p.m. September 7, 2023, deadline, were placed into the comment section for the Board of County Commissioners hearing, which does not yet have a date set. (The PC cannot use comments received after the 4 p.m., September 7, 2023, deadline in the PC's deliberations. Those comments received after the deadline will be added to the Board-facing record which will be reviewed by the Board of County Commissioners at a later date).

### **IV. PUBLIC INPUT SUMMARY**

As referenced in the previous sections of this memo, several themes have been identified in public input received on behalf of the proposed TCP update, many of which are subjective or qualitative issues related to the community of Tumalo. Staff identifies these key themes below and asks the Planning Commission to direct their deliberations toward the following issue areas:

- Support for roundabout art and funding on Highway 20/Cook Ave roundabout
- Vehicle speeding along Cook Ave
- Support for more signage indicating the location of Tumalo School
- Support for a local Architectural Review Committee to ensure development designs reflect "small town character"
- Opposition to annexation into City of Bend or park districts.
- Concerns with attracting recreational visitors that are not residents of Tumalo
- Opposition to any requirements for property owners to connect to a private sewer system
- Support for retaining the existing solar setback standards
- Concerns over lack of definition for "small town character"
- Concerns with riparian impacts from river floaters and bathroom facilities close to the river
- Opposition to the inclusion of a roundabout at Tumalo Road
- Support for more transit stop location and route information to be included in the TCP
- Concerns over development on TID-owned property and impacts to wildfire risk and dark skies
- Support for altering the Tumalo TuC code to limit multi-family dwellings to a maximum of 3 units.
- Support for establishing any trails in or near Tumalo on public lands rather than private lands
- Clerical edits provided by ODOT

### **V. NEXT STEPS**

The Planning Commission is scheduled to conduct deliberations during the October 26, 2023, meeting.

At the conclusion of the meeting, the Commission can:

- Continue deliberations to a date certain;
- Close deliberations and propose a recommendation during this meeting.

Ultimately, the Planning Commission will provide a recommendation to the Board of County Commissioners. Options include:

- Recommend approval of the TCP as drafted;
- Recommend approval of the TCP with suggested modifications or recommendations;
- Recommended denial of the TCP;
- Other.

The Draft Tumalo Community Plan, Color-coded version of goals and policies, and spreadsheet of 2020 and 2010 TCP content with notations are attached for the Planning Commission's reference.

## **VI. CONCLUSION**

Staff is prepared to answer any questions.

### **ATTACHMENTS:**

1. Draft Tumalo Community Plan (2020-2040)
2. Color-coded version of goals and policies
3. Spreadsheet of 2020 and 2010 TCP text with notes