



MEMORANDUM

TO: Deschutes County Planning Commission

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

DATE: October 19, 2023

SUBJECT: Public Hearing: Deschutes County 2040 Comprehensive Plan Update

The Deschutes County Planning Commission will conduct a public hearing to consider legislative amendments to repeal and replace the 2030 Comprehensive Plan with the Deschutes County 2040 Comprehensive Plan (file no. 247-23-000644-TA) on October 26, 2023 at 5:30 P.M. The hearing will be held at the Barnes and Sawyer Room, Deschutes Service Center, 1300 Wall Street, Bend. The public hearing will be conducted in-person, electronically, and by phone.

Staff submitted a 35-day Post-Acknowledgement Plan Amendment (PAPA) notice to the Department of Land Conservation and Development on August 30, 2023. Attached to this memorandum are the findings and draft document. The project website contains all record materials – visit www.deschutes.org/2040 and click on the “hearings page” to view the official hearing record, from August 30, 2023, onward. The “process page” provides information from the iterative process leading up to the creation of the document.

I. BACKGROUND

The Comprehensive Plan is Deschutes County’s policy document for guiding growth and development within the county over a 20-year planning period. The plan’s purpose is to provide a policy framework for zoning and land use regulations, demonstrate consistency with statewide goals, rules, and laws, and serve as a cohesive vision for future planning activities.

The project was initiated in April 2022 and progressed through four phases:

- Phase 1 - Project Initiation: Hiring of Consultant (MIG, Inc), review of background documents, creation of Community Engagement Plan, project website, and branding materials.
- Phase 2 - Initial round of community engagement - visioning, review of existing policies with Planning Commission, review of policy best practices in drafting new text.
- Phase 3 - Second round of community engagement - policy approaches, finalizations of goal and policies, update of maps.
- Phase 4 - Compilation of final Comprehensive Plan document, creation of action plan and findings package.

The project has now entered Phase 4, which is focused on the adoption of the updated document. Extensive information from the previous phases, including open house summaries, outreach materials, and iterative versions of policies can be found on the project website process page: www.deschutes.org/2040.



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. The Tumalo Community Plan and Transportation System Plan are being updated separately from this process. Updates to the Terrebonne Community Plan and Newberry Country Plan are not included within the scope of this project.

III. PLANNING COMMISSION ROLE

The Planning Commission (PC), as the County’s Citizen Involvement Committee, has served as the advisory body overseeing the project. The Planning Commission (PC) met eleven (11) times for the purpose of reviewing Comprehensive Plan materials and providing recommendations throughout the project’s duration. Commissioners provided informal comments during these meetings and were not required to make formal recommendations or reach consensus on all topics.

The role of Planning Commission at this stage will now shift to be the formal review body. Commissioners will collect public input on the formal plan, and ultimately deliberate on a recommendation to provide to the Board of County Commissioners.

Table 1 – Previous Planning Commission Comprehensive Plan Update Meetings

Activity Description	Start Date
	2022
PC Meeting #1 Project Initiation and Community Engagement Plan	14-July
PC Meeting #2 Phase 1 Results Overview and Phase 2 Activities	8-Sep
PC Meeting #3 Key Planning Issues, Challenges, and Goals	13-Oct
PC Meeting #4 - Results of Phase 2 Visioning Activities and Policy Review	10-Nov
PC Meeting #5 – Initial Policy Review Part 2	8-Dec
	2023
PC Meeting #6 Initial Engagement and Revised Policy Batch 1 Review	9-Mar
PC Meeting #7 – Policy Review Part 3	23-Mar
PC Meeting #8 – Continued Policy Batch 3 Review	30-Mar
PC Meeting #9 – Spring Engagement Review	8-June
PC Meeting #10 – Secondary Review of Goals and Policies	11-May
PC Meeting #11 – Review of Comprehensive Plan Document	27-Jul

IV. PUBLIC COMMENTS RECEIVED

As of 11 a.m. on the date of this memo, twenty-three comments have been submitted to the record. The comments pertain to a desire for:

- A County strategic plan.
- Area-specific analysis for the Three Rivers census designated place related to water quality, economic development, wildlife, and growth-related issues.
- Greater restrictions on rezoning of farmland.
- Requiring updates to wildlife habitat inventories.

- Limitations on development that could impact natural springs.
- Additional requirements for septic inspections.
- Creation of an amnesty program to remedy violations related to docks.
- Strengthening and enforcement of dark skies lighting.
- Outright allowance for secondary accessory farm dwellings in the MUA-10 zone.
- Moratorium on new development.
- Greater attention to water management, allocation, and infrastructure.

The public hearing record is found on the project website www.deschutes.org/2040 under the "Hearing Page" link.

V. NEXT STEPS

At the conclusion of the public hearing, the Planning Commission may:

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

Attachments:

1. Proposed Findings
2. Draft Deschutes County 2040 Comprehensive Plan
3. Policy Tracker – Comparison of Key Changes