

CDD Planning Division

Tumalo Community Plan, 2020-2040

File 247-23-000509-PA, 510-TA



Purpose of Work Session

- ❖ **Provide context and background on the Tumalo Community Plan (TCP)**
- ❖ **Recap development of the draft TCP**
 - ❖ Suggest focusing any discussion only on new goals or policies
- ❖ **Prepare Board for December 6, 2023 public hearing**
- ❖ **Identify next steps**



What Is A Community Plan?

- ❖ **Appendix to Comprehensive Plan**
- ❖ **Like Comprehensive Plan, has a 20-year horizon**
- ❖ **Deals with a specific geographic area**
- ❖ **Sets an overall vision for that defined area**
- ❖ **Contains goals and policies**
- ❖ **Guidance document for land use, but does not contain approval criteria**

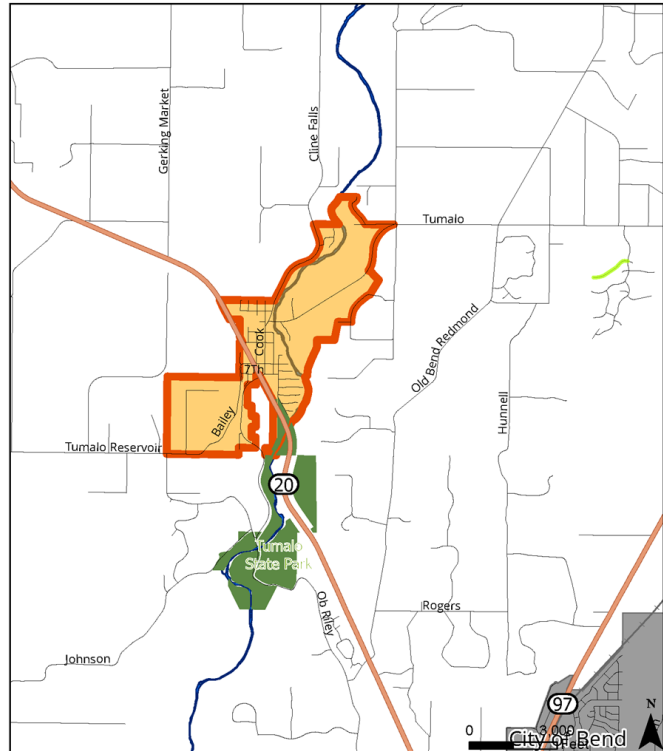


What Is Tumalo?

- ❖ **Unincorporated Community per OAR 660-022**
- ❖ **Specifically, a Rural Unincorporated Community per OAR 660-022-0010(7)**
- ❖ **Administered under Deschutes County Code (DCC) 18.67 (Tumalo Rural Community)**
- ❖ **TCP does not propose any changes to DCC 18.67**

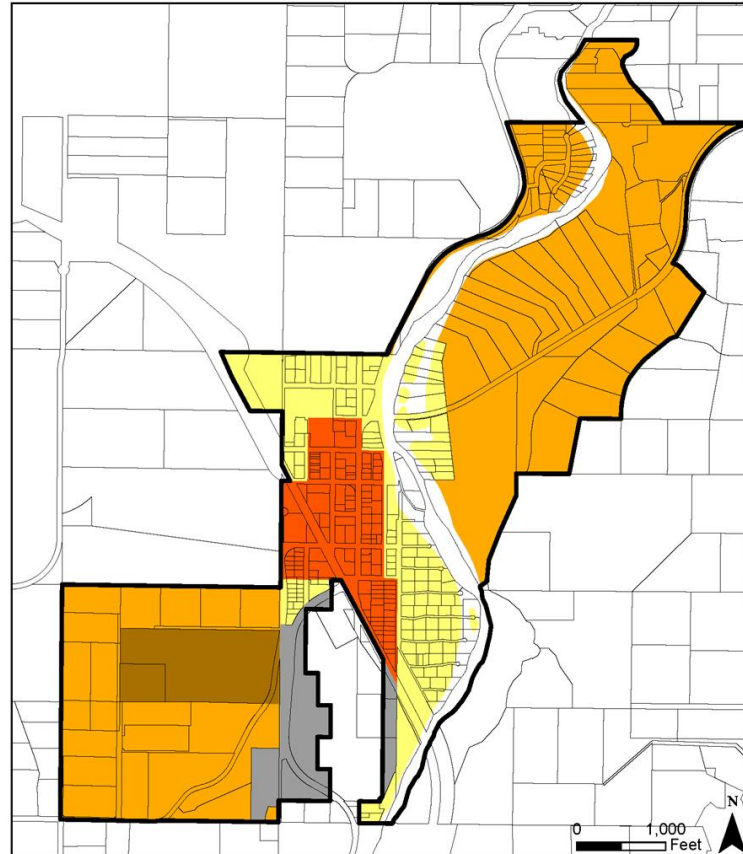


Where Is Tumalo?



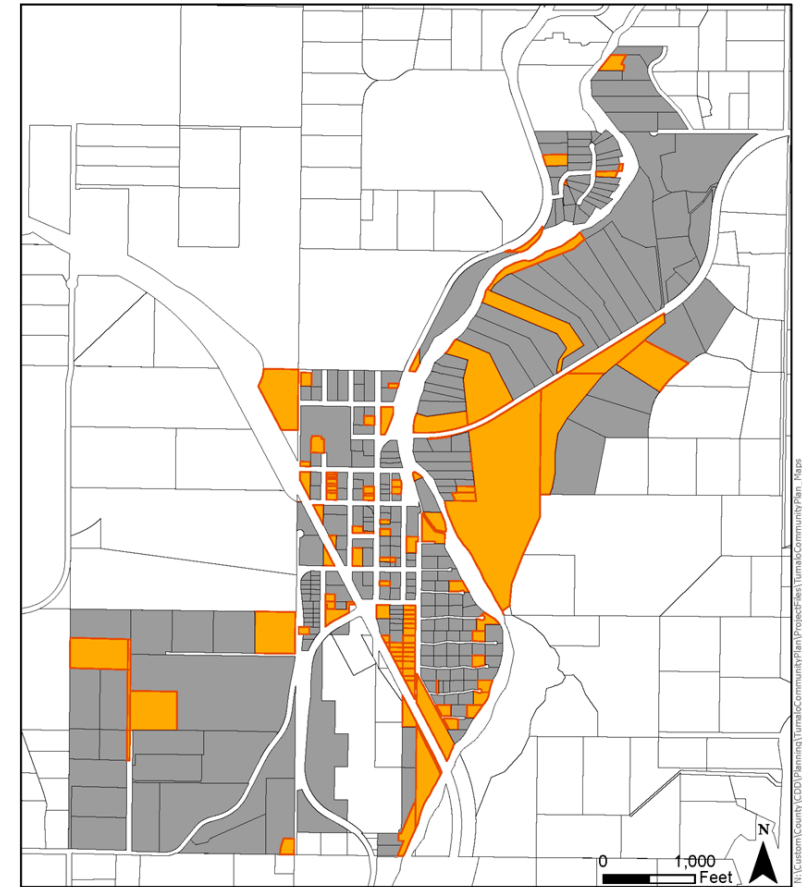
Tumalo Vicinity Map
 6/15/2022

- Tumalo State Park
- City of Bend
- Unincorporated Community



Tumalo Zoning 2020
 6/15/2022

- TUC - Commercial
- TUR - Residential
- TURS - Residential 5 Acre Minimum
- TURE - Research & Development
- TUI - Industrial

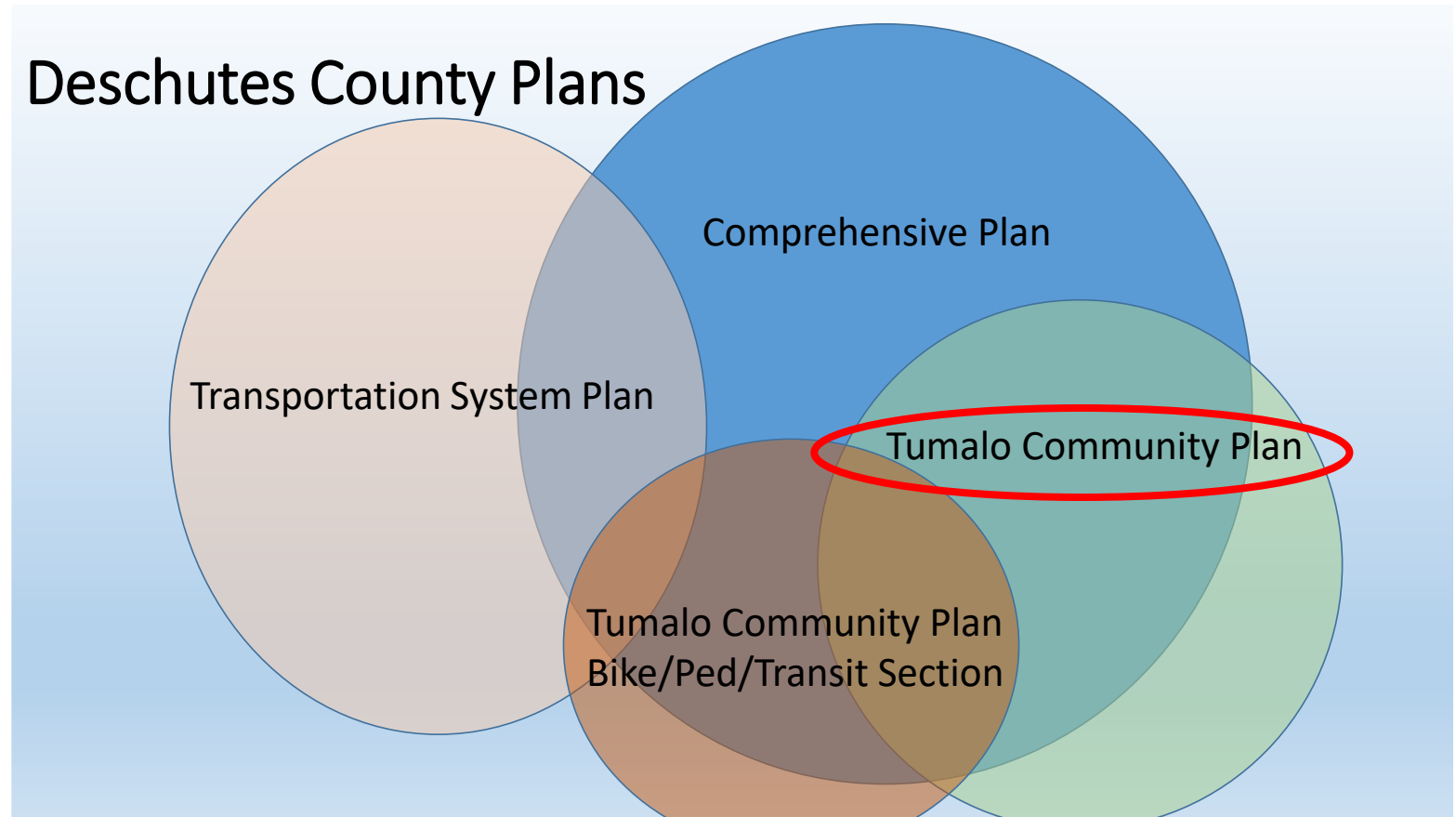


Tumalo Vacant/Built Lots 2020
 6/15/2022

- Vacant
- Built Out

County Plans That Affect Tumalo

- ❖ County has multiple planning efforts
- ❖ These overlap in terms of time
- ❖ Staff has worked to ensure coordination



Other Activities in Tumalo

- ❖ **County funded a request for sewer feasibility study**
- ❖ **ODOT constructing two-lane roundabout at U.S. 20/O.B. Riley-Cook**
- ❖ **County approved multiuse path going underneath U.S. 20 at 4th St. down to Strickler to provide easy route for pedestrians and bicyclists to cross the highway**



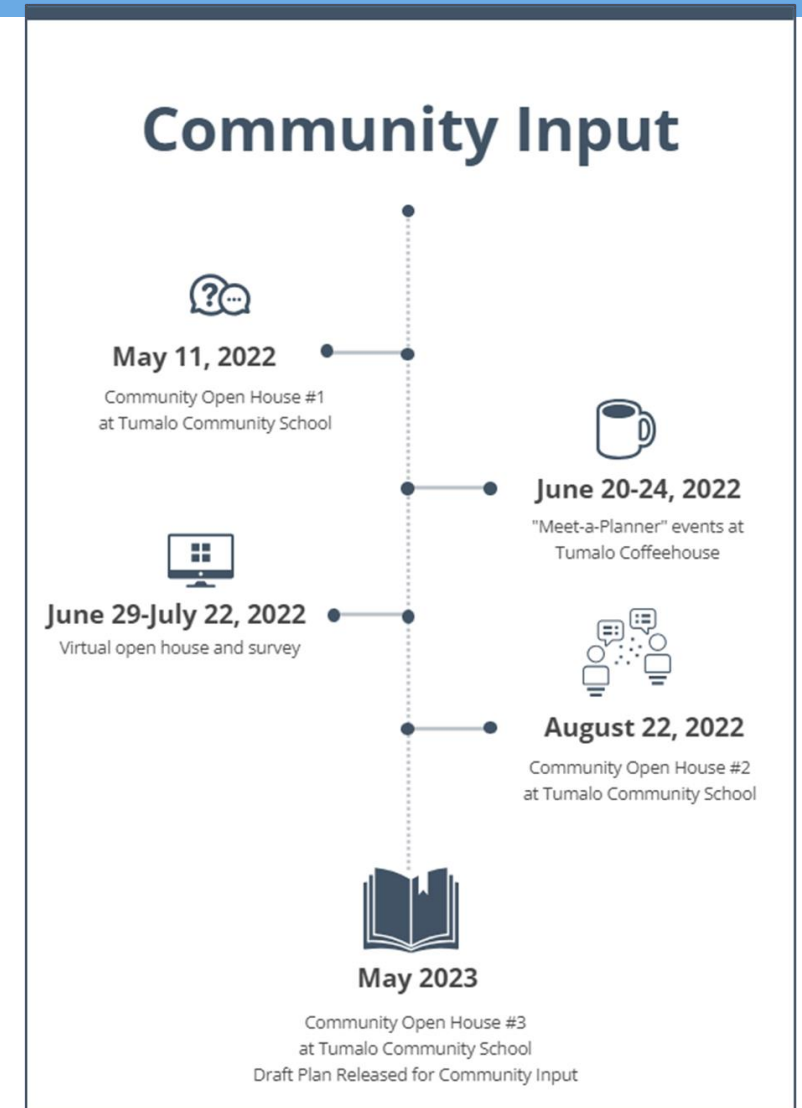
Why Update 2010-2030 TCP?

- ❖ Typically plans are updated at the halfway mark
- ❖ Population growth
- ❖ Rise of local businesses such as food carts, artisan goods, cideries, and others
- ❖ Small sewer system and new neighborhood south of US 20
- ❖ US 20/Cook-OB Riley roundabout (2022-23)
- ❖ Increase in traffic on US 20, Cook Ave/Cline Falls Hwy



Public Outreach to Tumalo for TCP

- ❖ Flyers prior to first Open House
- ❖ Website for TCP
- ❖ Story Map
- ❖ Three Open Houses
- ❖ Developed contact list for email
- ❖ Meet A Planner sessions
- ❖ Stakeholder interviews
- ❖ Planning Commission Public Hearing
- ❖ Notice for December 4 Board hearing



Topics raised by the public

- ❖ Fear of losing rural or small-town feel amid rapid growth
- ❖ Code amendments for multi-family dwellings
- ❖ Signage and vehicle safety in Tumalo
- ❖ Need to protect the Deschutes River
- ❖ Various views on recent economic development
- ❖ Drawbacks of tourism
- ❖ Concerns about sewer costs and effects
- ❖ Roundabout art and other public art



TCP 2020-2040 response to public

- ❖ Kept Vision Statement
- ❖ Added 3 new goals; 17 new policies
- ❖ Changes to 3 existing goals; 26 existing policies
- ❖ No changes to 9 existing policies
- ❖ Deleted 10 outdated policies or irrelevant text
- ❖ See color-coded version of TCP Goals and Policies
- ❖ See spreadsheet of 2010 vs. 2020 TCP for specifics



Planning Commission Recommendation

- ❖ **Remove Policies #10 and #11 from the Natural Resources, Open Space, and Recreation Policies section of the TCP's goals and policies. *(5 Commissioners in favor, 1 Commissioner in opposition, 1 Commission abstained)***
- ❖ **Add a policy to explore legislative changes to limit multi-family housing to 4 units in Tumalo. *(7 Commissioners unanimously in favor)***



Planning Commission Recommendation

- ❖ Support for public art in Tumalo. *(7 Commissioners unanimously in favor)*
- ❖ Encourage residents and community groups to reach out to Deschutes County for updates and information. *(5 Commissioners in favor, 2 Commissioners in opposition)*



Why colors for goals, policies

- ❖ Using underline and ~~strikethrough~~ made draft unreadable
- ❖ Green = No change between 2010 and 2020 TCP
- ❖ Blue = 2010 TCP text modified in 2020 TCP
- ❖ Yellow = New text for 2020 TCP
- ❖ Red = 2010 TCP text deleted
- ❖ Spreadsheet has verbatim 2010, 2020 TCP text
- ❖ Spreadsheet has notes explaining changes



Next steps for TCP Update

- ❖ **Board holds public hearing on December 6, 2023**
- ❖ **Potential open record period following public hearing**
- ❖ **Board holds deliberations on date yet to be set**
- ❖ **Staff sends post-adoption notice to DLCD, assuming Board approval of TCP**



Questions?

Thank you

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