



MEMORANDUM

To: Deschutes County Planning Commission

From: Nathaniel Miller, AICP, Associate Planner

Date: November 13, 2025

Re: Staff Presentation: Planning and Land Use in Terrebonne

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On November 13, 2025, staff will conduct a presentation for the Planning Commission, "Planning and Land Use in Terrebonne." This presentation is intended to provide an overview of various aspects of the Terrebonne area related to current land use and future planning initiatives, in anticipation of the upcoming Terrebonne Community Plan project.

The presentation will highlight the history of the Terrebonne community, focusing on its development and the foundational aspects involving the Hillman Plat, a critical element in understanding Terrebonne's origins. We will discuss the geographical boundaries and the implications of being an unincorporated community, with attention to "Greater Terrebonne" and its regional context. The presentation will highlight the regulatory frameworks guiding planning and zoning, specifically under Division 22, and compare this with similar planning efforts like the Tumalo Community Plan to show planning consistency and differences.

Next, the presentation will detail Terrebonne's zoning districts. This includes the Residential District (TeR), emphasizing density and community characteristics; the Residential-5 Acre Minimum District (TeR5), providing low-density residential areas requiring larger lot sizes; and the Commercial District (TeC), describing the area's commercial spaces and economic roles. The Commercial-Rural (TeCR) District portion will cover rural commercial zones supporting the local economy, with a look at the broader zoning landscape in Greater Terrebonne.

Staff will provide a 10-year review of land use permits, building permits, and septic system permitting trends, alongside the functionality and challenges faced in these areas. Special focus will be given to current issues affecting development, including infrastructural and regulatory perspectives.

The community conversations undertaken as part of the Terrebonne Community Plan will largely focus on future growth. Tonight's presentation will begin to explore this topic, emphasizing potential

commercial zoning expansions and highlighting significant projects in the core and Greater Terrebonne. This includes outlining planned transportation enhancements along Highway 97 and water treatment infrastructure improvements, discussing their expected impacts. We will also preview forthcoming code updates to address and accommodate future growth. Staff will then be available for discussion and to answer any questions from the Planning Commission.