



MEMORANDUM

TO: Deschutes County Board of Commissioners
Deschutes County Planning Commission

FROM: Peter Gutowsky, AICP, Community Development Director
Will Groves, Planning Manager

DATE: September 18, 2025

SUBJECT: Joint Board of Commissioners / Planning Commission Work Session

The Board of County Commissioners (Board) and Planning Commission will conduct a joint work session on September 25, 2025 at 5:30 p.m. at the Deschutes Services Center, 1300 Wall Street, Barnes and Sawyer rooms. Staff prepared a draft agenda for everyone's consideration.

I. PURPOSE

The joint work session allows commissioners to engage in open, informal conversations, discussing one's background, land use interests, and topics identified in the Community Development Department (CDD) Fiscal Year 2025-26 Work Plan.¹ Long range planning staff will be in attendance to respond to any questions.

II. AGENDA

A. Welcome and Roundtable Introductions

B. Public Comments

C. Background / Land Use Interests

This is an opportunity for commissioners to discuss land use issues that interest them. The following topics represent some of the most prominent projects that are currently active; however, staff encourages discussion of any others that may be of importance.

¹ https://www.deschutes.org/sites/default/files/fileattachments/community_development/page/18781/2025-2026_work_plan_and_2024_annual_report.pdf

Terrebonne Community Plan Update

CDD is preparing a scope of work with a community engagement plan for the Board's consideration this fall that includes:

- Aligning County policy with forthcoming sewer infrastructure;
- Providing clearer development expectations for residents and applicants;
- Ensuring that community character, stormwater, transportation, and public improvements are considered in tandem with growth.



Wildfire Mitigation / Fire Hardening

CDD is preparing a scope of work with a public involvement component for the Board's consideration this fall that includes:

- Reassessing the applicability of R327 construction standards (locations TBD) for new (TBD) rural development; and
- Drafting amendments to Deschutes County's Comprehensive Plan and County Code for public hearings.



Clear and Objective Standards for Multi-family Development / HB 3197

CDD is executing the last module relating to House Bill 3197 which requires counties to adopt and apply clear and objective standards, conditions, and procedures regulating housing. Zoning code amendments are being prepared related to multi-family development, site plan review, conditional use permits, and the airport safety combining zone.

Land Divisions near Bend Urban Growth Boundary.

Approximately 247 acres have been rezoned from Exclusive Farm Use to Multi-use Agriculture near Bend's Urban Growth Boundary (UGB). Staff is administering a \$25,000 Department of Land Conservation and Development grant that explores zoning code amendments that require land divisions to be completed as cluster developments within a certain distance of a UGB. This change could allow some rural development while retaining the greater proportion of a property for future urban development.

D. Other Board / Planning Commission Coordination Issues

Additional issues may be discussed by commissioners during the work session that do not directly relate to CDD's FY 2025-26 work plan.

E. Adjourn