



MEMORANDUM

TO: Deschutes County Board of Commissioners

FROM: Will Groves, Planning Manager

DATE: June 22, 2022

SUBJECT: Discussion – Prioritizing Discretionary Text Amendments Identified in the Community Development Department (CDD) 2022-23 Work Plan

I. SUMMARY

The adopted CDD FY 2022-23 Work Plan contains several discretionary text amendment proposals varying in complexity and anticipated staff effort. Given the limited nature of CDD resources, Staff requests direction from the Board of County Commissioners (Board) on prioritizing text amendments to pursue over the coming months.

II. BACKGROUND

The Board adopted the work plan on June 1 after conducting a public hearing on May 11. Commissioners affirmed the projects listed Tables 1 and 2 and added three zoning text amendments to the list in Table 3. For the purpose of this discussion, staff added a third column to Table 3 to address the complexity of each zoning text amendment.

- Minor (3 to 5 months)
- Moderate (6 to 9 months)
- Significant (12 months or longer)

Table 1 – Priority Discretionary and Non-discretionary Projects

Priority Projects	
1. Current Planning ¹	6. New Mule Deer Wildlife Inventory
2. Comprehensive Plan 2040 Update	7. SB 762, Wildfire Mitigation
3. Tumalo Community Plan Update (TGM Grant)	8. Transportation System Plan (TSP) Update
4. Sisters Country Trails (TGM Grant)	9. Historic Preservation (CLG Grant)
5. SB 391, Rural Accessory Dwelling Units	10. City of Bend Urban Growth Boundary (UGB), HB 4079, Affordable Housing Project

¹ Current Planning responsibilities are non-discretionary. Local land use decisions are subject to specific deadlines per state law. ORS 215.427.

Table 2 – Operational Responsibilities, Coordination Duties, and Code Maintenance

Category	Projects
Operational Responsibilities	<ol style="list-style-type: none"> 1. Destination Resort and Overnight Lodging Reporting 2. Marijuana inspections 3. Population estimates and forecasting 4. Staffing Historic Landmarks Commission (HLC), Bicycle and Pedestrian Advisory Committee (BPAC), and Mitigation and Advisory Committee (M&E) 5. Participate in 2023 Legislative Session 6. Support internal County departments (new landfill siting, etc.).
Coordination Duties	<ol style="list-style-type: none"> 7. City of Bend Coordination <ul style="list-style-type: none"> • Update and adopt the Bend Airport Master Plan (BAMP) and amend the County’s Comprehensive Plan and Development Code • Coordinate on growth management issues. 8. City of La Pine Coordination <ul style="list-style-type: none"> • Participate in updating County-owned New Neighborhood comprehensive plan designations, master plan, and zoning codes. 9. City of Redmond Coordination <ul style="list-style-type: none"> • Coordinate with City of Redmond and Central Oregon Intergovernmental Council (COIC) on CORE3, a multi-stakeholder regional emergency coordination center • Coordinate on growth management issues. 10. City of Sisters Coordination <ul style="list-style-type: none"> • Participate in the implementation of Sisters Country Vision Plan and City of Sisters Comprehensive Plan Update. • Coordinate on growth management issues. 11. Growth management committees, Bend Metropolitan Planning Organization (MPO), and Oregon Department of Transportation (ODOT) 12. Sage Grouse Coordination
Code Maintenance	<ol style="list-style-type: none"> 13. Housekeeping Amendments

Table 3 – Low Priority Zoning Text Amendments

Category	Projects	Capacity
Zoning Text Amendments	1. Remove 10% reduction limit to property line adjustments in for farm and forest zoned properties	Minor
	2. Amend Deschutes County Code to address wireless telecommunication facilities proposed in Oregon Department of Transportation right-of-way (added by the Board)	Minor
	3. Revisit Ham Radio Tower regulations to reflect building code updates and other issues	Minor
	4. Outdoor Mass Gatherings to be addressed more thoroughly (HB 2790, 2019, allows counties to treat OMG as land use decisions)	Minor
	5. Outdoor and Greenhouse Lighting Control Ordinance to comply with new technologies and Dark Skies best practices	Moderate
	6. Introduce re-platting requirements for major serial lot line adjustments in subdivisions	Minor
	7. Sign code to become consistent with federal law by removing content limitations	Minor
	8. Accessory structure amendments clarifying they must be built concurrent with or after the establishment of a primary residence. Specify allowed facilities (baths, cook tops, wet bar) in residential accessory structures	Minor
	9. Section 6409(a) of the Spectrum Act (Wireless Telecommunication Amendments)	Minor
	10. In conduit hydroelectric generation code amendments	Significant
	11. Amend Deschutes County Code to prevent the siting of future destination resorts (added by the Board)	Moderate
	12. Update regulations pertaining to temporary use of recreational vehicles as dwellings to better address occupancy, sewage, waste, fire hazards, and wetland impacts. (added by the Board)	Moderate

III. PLANNING STAFF CAPACITY

The Planning Division has three (3) unfilled current planning positions (Assistant, Associate, and a recently approved Principal Planner). Recruitment and training for these positions is expected to last into early fall 2022. To ensure timely processing of current planning applications, CDD has allocated approximately

1.0 FTE from long range planning staff temporarily to support current planning. Thus, long range planning resources are currently limited to take on discretionary projects without potentially impacting current planning application review timelines. Capacity is expected to emerge in the fall to initiate one to three minor zoning text amendments or one moderate amendment.

IV. BOARD DIRECTION

Staff seeks Board direction to prioritize up to three minor zoning text amendments or alternatively, one moderate amendment.