



MEMORANDUM

TO: Deschutes County Planning Commission

FROM: Tarik Rawlings, Associate Planner
Will Groves, Planning Manager

DATE: February 1, 2023

SUBJECT: Preparation for Public Hearing: Destination Resort Amendments

Staff will present proposed text amendments to the Planning Commission on February 9, 2023, in preparation for a February 23, 2023 public hearing concerning applicant-initiated legislative amendments to Deschutes County's Destination Resort (DR) Combining Zone (file no. 247-22-000835-TA).

I. BACKGROUND

In October 2022, the applicant Central Oregon LandWatch (COLW), applied for a legislative amendment to Deschutes County's Destination Resort (DR) Combining Zone. The proposed amendments would add language from Oregon Revised Statute (ORS) 197.455(1)(a), which would limit residential uses to those necessary for the staff and management of the resort at any new Destination Resort allowed within 24 air miles of an urban growth boundary population of at least 100,000. This proposed amendment would only apply to newly proposed Destination Resorts and would not apply to existing or approved Destination Resorts. The applicable language from ORS 197.455(1)(a) is provided below:

(1) A destination resort may be sited only on lands mapped as eligible for destination resort siting by the affected county. The county may not allow destination resorts approved pursuant to ORS 197.435 (Definitions for ORS 197.435 to 197.467) to 197.467 (Conservation easement to protect resource site) to be sited in any of the following areas:

(a) Within 24 air miles of an urban growth boundary with an existing population of 100,000 or more unless residential uses are limited to those necessary for the staff and management of the resort.

Notice of the proposal was sent to all property owners within Deschutes County who are within the DR Zone on January 23, 2023. The Notice explained the scope of the proposal, provided a project-specific website related to the application, and gave meeting information for the upcoming public hearing on

February 23, 2023¹. Agency notice was sent to relevant agency partners on January 18, 2023, and several agency comments were received. County staff notified the Department of Land Conservation and Development (DLCD) about the proposal on January 11, 2023 through DLCD's online PAPA submittal². Additionally, printed notice was published in the Bend Bulletin newspaper on February 7, 2023³.

II. PROPOSAL

Staff has provided the applicant's proposed amendments to DCC Sections 18.113 and 19.106 in **Attachment 1**. The applicant, in this case COLW, has provided findings (included as **Attachment 2**) which summarizes the amendments and provides analysis of the Statewide Planning Goals, applicable policies of the Deschutes County Comprehensive Plan, and relevant state law.

III. NEXT STEPS

A public hearing with the Planning Commission is scheduled for February 23, 2023.

Attachments:

1. Proposed Text Amendments – DCC Chapters 18.113 and 19.106
2. Proposed Findings
3. Applicant's Application Materials

¹ <https://www.deschutescounty.gov/cd/page/247-22-000835-ta-destination-resort-text-amendment>

² https://db.lcd.state.or.us/PAPA_Online/Account/Login?ReturnUrl=%2fPAPA_Online

³ Based on email confirmation with Bend Bulletin's Inside Sales Executive, Julius Black dated January 23, 2023