



**MEMORANDUM**

**TO:** Deschutes County Board of County Commissioners

**FROM:** Nicole Mardell, AICP, Senior Planner

**DATE:** May 1, 2024

**RE:** Continued Public Hearing: Draft 2020-2040 Deschutes County Comprehensive Plan

The Board of County Commissioners (“Board”) will conduct a continued public hearing on May 8, 2024, at 5:30 pm in the Barnes and Sawyer Rooms, 1300 NW Wall Street, Bend, to consider legislative amendments to repeal and replace the 2030 Comprehensive Plan with the Deschutes County 2040 Comprehensive Plan (file no. 247-23-000644-TA). Additional background material can be found in the staff memorandum for the April 10, 2024, initial Board hearing<sup>1</sup>, April 23, 2024, continued hearing in Sunriver<sup>2</sup>, and April 30, 2024 continued hearing in Sisters<sup>3</sup>.

**I. BACKGROUND**

The Comprehensive Plan is Deschutes County’s policy document for guiding growth, development, and resource protection within the county over a 20-year planning period. The plan’s purpose is to provide a policy framework for zoning and land use regulations, demonstrate consistency with all applicable statewide goals, rules, and laws, and serve as a cohesive vision for future planning activities. The project was initiated in April 2022 and progressed through four phases:

- Phase 1 - Project Initiation: Hiring of consultant (MIG, Inc), review of background documents, creation of Community Engagement Plan, project website, and branding materials.
- Phase 2 – Initial round of community engagement – visioning, review of existing policies with Planning Commission, review of policy best practices in drafting new text.
- Phase 3 – Second round of community engagement – policy approaches, finalizations of goal and policies with Planning Commission, update of maps.

<sup>1</sup> <https://www.deschutes.org/bcc/page/board-county-commissioners-meeting-162>

<sup>2</sup> <https://www.deschutes.org/bcc/page/public-hearing-2020-2040-comprehensive-plan-update>

<sup>3</sup> <https://www.deschutes.org/bcc/page/public-hearing-2020-2040-comprehensive-plan-update-0>

- Phase 4 – Compilation of final Comprehensive Plan document and findings package.

The project has now entered Phase 5, which focuses on the adoption of the updated document. Extensive information from the previous phases, including open house summaries, outreach materials, and iterative versions of policies can be found on the project website process page: [www.deschutes.org/2040](http://www.deschutes.org/2040).

The full record including public and agency comments is included on the project hearings page: <https://www.deschutes.org/cd/page/247-23-000644-pa-deschutes-county-2040-comprehensive-plan-update-hearing-page>.



## II. PLANNING COMMISSION REVIEW AND INITIAL BOARD HEARING

The Planning Commission conducted three public hearings and ultimately voted approval of the plan subject to the revisions in Attachment A, which have also been incorporated into the revised draft document in Attachment B. The Board conducted their initial hearing on April 10, 2024, and a continued hearing on April 23, 2024. In total, approximately 289 public comments and eight agency comments have been received as of the date of this memo. Major topics of community interest include:

- Water availability monitoring, planning, and management.
- Voluntary or required measures to conserve water.
- Protection of private property rights and use of incentives to address issues related to growth and development.
- Rezoning of farmland and allowed uses on farmland.
- Dark skies protections.
- Wildlife protection.
- County role in housing production, including affordable housing opportunities.
- Destination resort siting and development.
- Trail development – including the SW Bend UGB bridge, Sisters to Black Butte Ranch, and outreach processes for trail and park projects.
- Renewable energy.

- Prioritization of Newberry Country Plan.
- Enforcement of existing codes, public safety, and homelessness concerns.
- Specific redline edits to Comprehensive Plan narrative, goals, and policy language.

Commissioner Chang has provided redlined suggested revisions into the hearing record. The item is under the 'BOCC Hearing – Public Comments' section of the project website. Staff is working with Commissioners Adair and DeBone to enter their redline edits into the record as well.

### **III. NEXT STEPS**

The Board will hold the continued public hearing at the following time and location:

- Wednesday, May 8, 5:30 pm, Barnes and Sawyer Rooms  
1300 NW Wall Street, Bend, OR 97703

Following the hearing the Board could choose to:

- Keep the oral and written record open and continue the hearing to a date certain;
- Close the oral record and hold the written record open to a date certain;
- Close both the oral and written record and set a date certain for deliberations; or
- Close both the oral and written record and begin deliberations.

Attachments:

- A. Planning Commission Recommended Edits
- B. Deschutes 2040 Draft Comprehensive Plan – 3.15.2024 updated version
- C. Deschutes 2040 Draft Findings
- D. Policy Tracker 2030 vs. 2040 language