

# Community Development Department

## Public Hearing – December 6, 2023

**File No. 247-23-000509-PA, 510-TA**

**Tumalo Community Plan 2020-2040 Update**

Case Planner: Tarik Rawlings, Senior Transportation Planner  
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# Hearing Procedure

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The Board's decision on this application will be based upon the record, the staff report, and the testimony and evidence presented at this hearing and following the hearing, if the record should be left open.

**HEARING ORDER** – The hearing will be conducted in the following order:

1. Staff will provide a brief report
2. CDD staff as the applicant, will present testimony and evidence
3. Interested persons and agencies will present testimony and evidence
4. Closing remarks from Staff



# Notices & Record Materials

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## Project Website and Full Record

<https://www.deschutes.org/cd/page/tumalo-community-plan-update-2020-2040-247-23-000509-pa-510-ta>



# Hybrid Hearing

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- **In Person – Fill out blue sign-up sheet and submit to the Board’s Secretary**
- **Chair DeBone will call up each person to provide their testimony**
- **Before starting testimony provide:**
  - **First and Last Name**
  - **Mailing Address**
- **3-minute limit per party**



# Remote Participants

- To testify remotely you must attend using Zoom
- Chair DeBone will request that all Zoom participants use the “raise hand” feature to notify the Board that you would like to testify

- ***Computer / Smart Device***

- ❖ ***Press the Raise Hand button***



- ***Raise Hand (Dial-in)***

- ❖ ***Enter \*9 on your keypad***



# Hearing Procedures

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- Written testimony can be submitted to staff
  - ❖ In-person - Hand to staff
  - ❖ Remote - Email to staff: [Tarik.Rawlings@deschutes.org](mailto:Tarik.Rawlings@deschutes.org)
- Orderly & respectful hearing
- Commissioner disclosures



# Staff Report

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# Purpose of Public Hearing

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- ❖ **Provide context and background on the Tumalo Community Plan (TCP)**
- ❖ **Recap development of the draft TCP**
  - ❖ Including Planning Commission Recommendation
- ❖ **Collect testimony**
- ❖ **Identify next steps**





# What Is A Community Plan?

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- ❖ **Appendix to Comprehensive Plan**
- ❖ **Like Comprehensive Plan, has a 20-year horizon**
- ❖ **Deals with a specific geographic area**
- ❖ **Sets an overall vision for that defined area**
- ❖ **Contains goals and policies**
- ❖ **Guidance document for land use, but does not contain approval criteria**



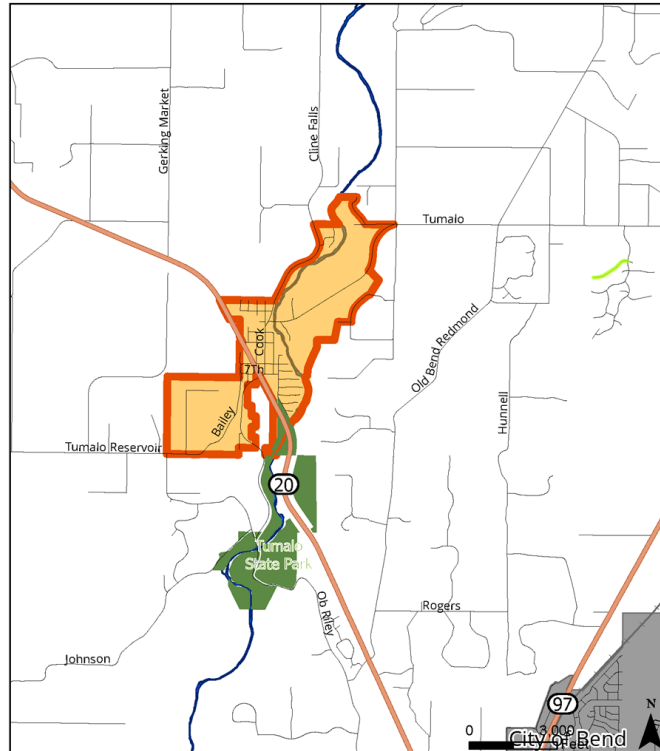
# What Is Tumalo?

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- ❖ **Unincorporated Community per OAR 660-022**
- ❖ **Specifically, a Rural Unincorporated Community per OAR 660-022-0010(7)**
- ❖ **Administered under Deschutes County Code (DCC) 18.67 (Tumalo Rural Community)**
- ❖ **TCP does not propose any changes to DCC 18.67**



# Where Is Tumalo?

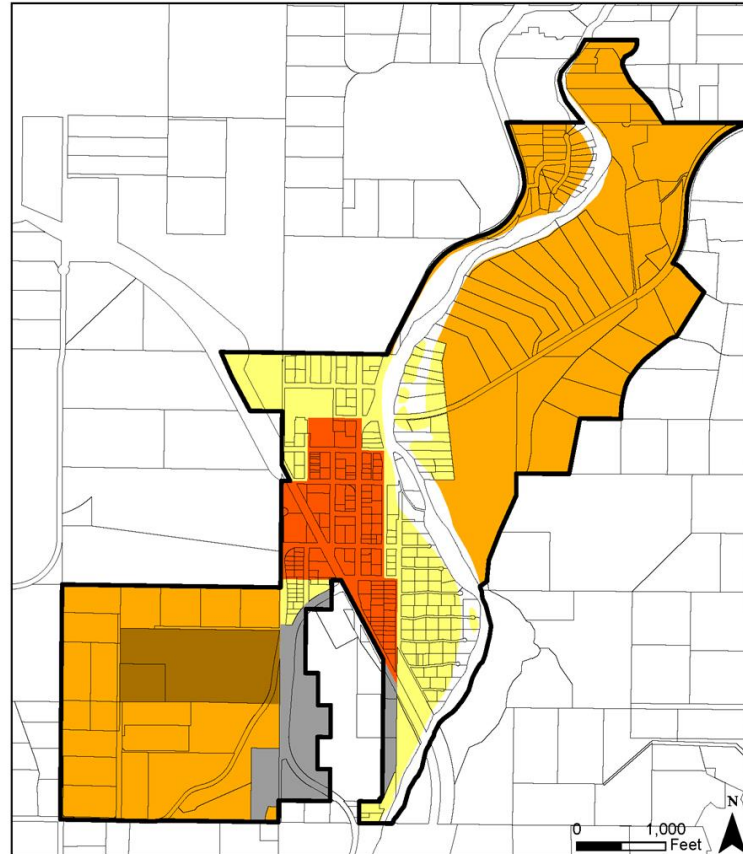


Tumalo Vicinity Map

- Tumalo State Park
- City of Bend
- Unincorporated Community



6/15/2022

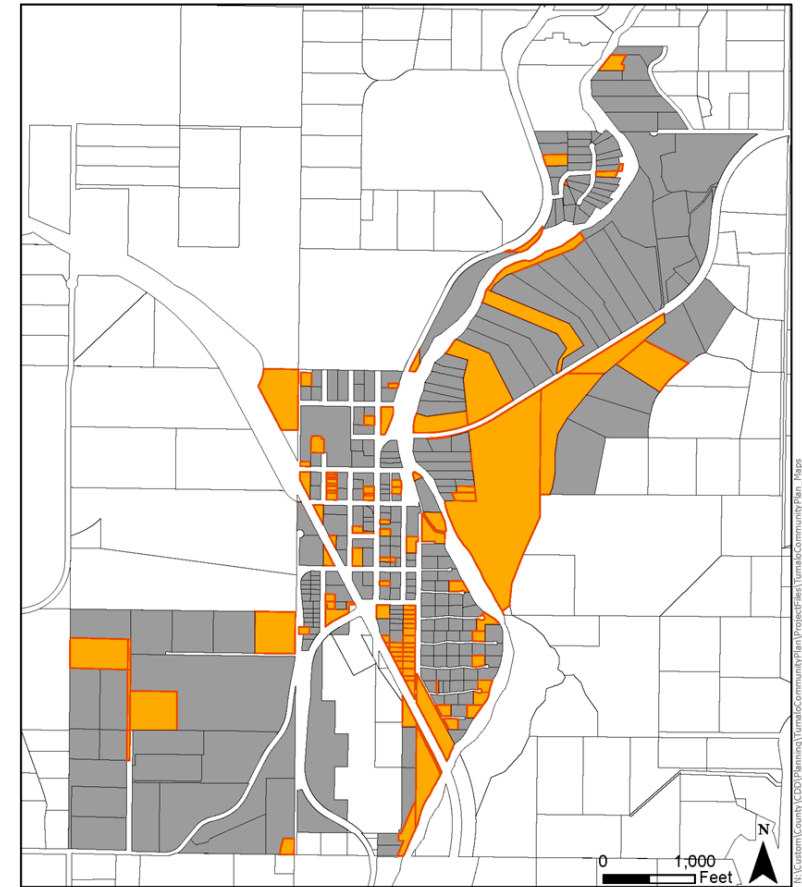


Tumalo Zoning 2020

- TUC - Commercial
- TUR - Residential
- TURS - Residential 5 Acre Minimum
- TURE - Research & Development
- TUI - Industrial



6/15/2022



Tumalo Vacant/Built Lots 2020

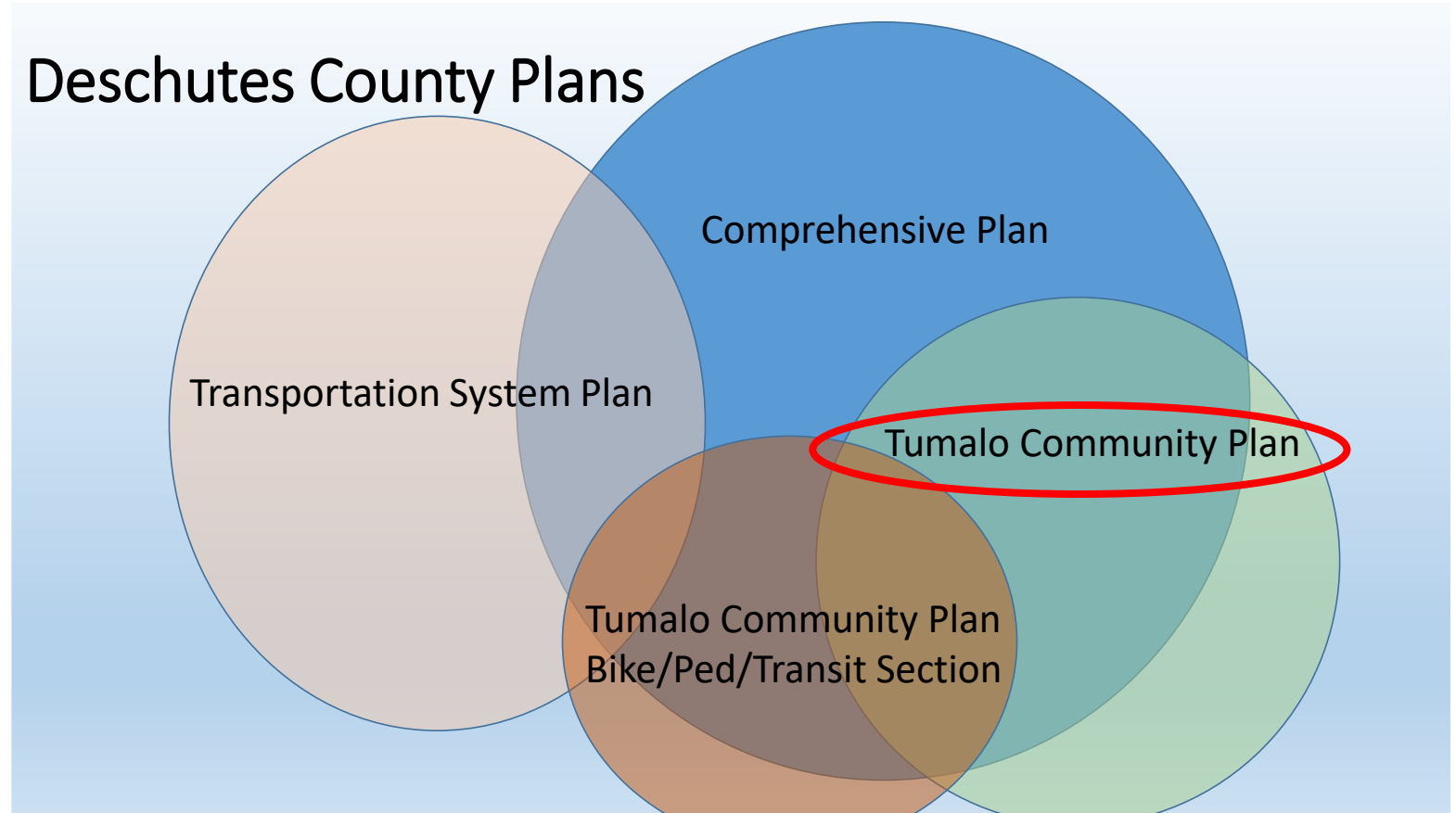
- Vacant
- Built Out



6/15/2022

# County Plans That Affect Tumalo

- ❖ County has multiple planning efforts
- ❖ These overlap in terms of time
- ❖ Staff has worked to ensure coordination



# Other Activities in Tumalo

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- ❖ **County funded a request for sewer feasibility study**
- ❖ **ODOT constructing two-lane roundabout at U.S. 20/O.B. Riley-Cook**
- ❖ **County approved multiuse path going underneath U.S. 20 at 4<sup>th</sup> St. down to Strickler to provide easy route for pedestrians and bicyclists to cross the highway**



# Why Update 2010-2030 TCP?

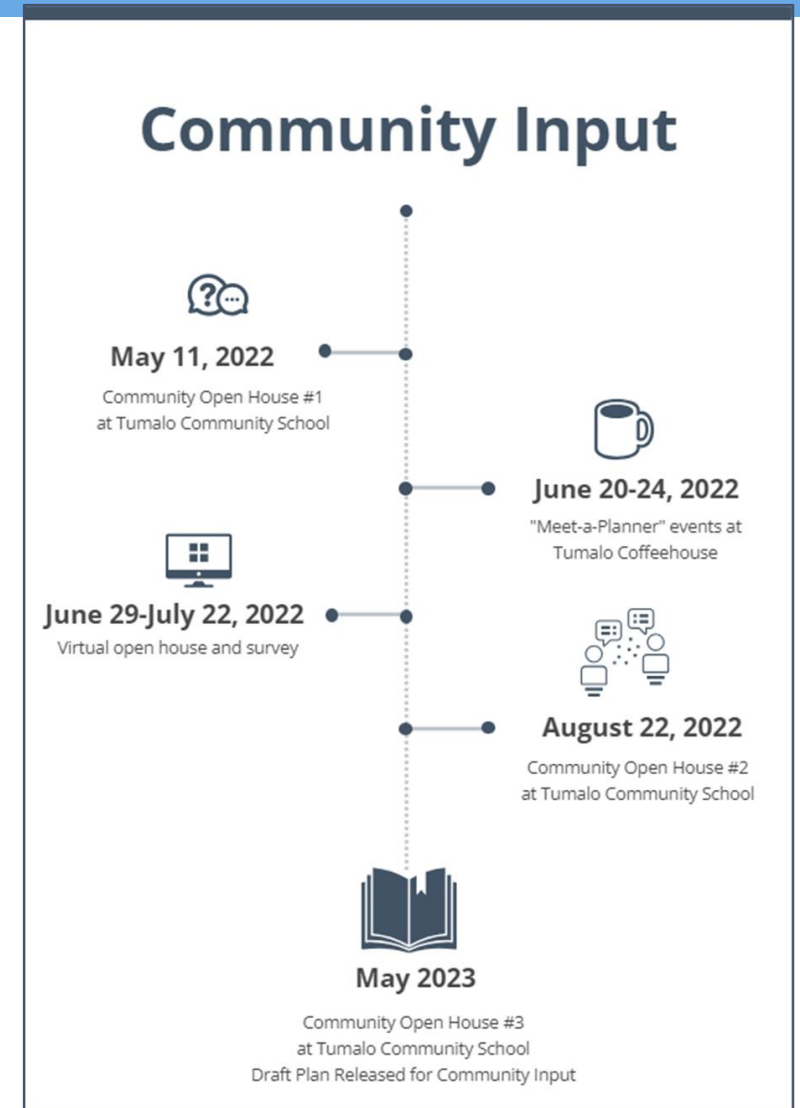
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- ❖ Typically plans are updated at the halfway mark
- ❖ Population growth
- ❖ Rise of local businesses such as food carts, artisan goods, cideries, and others
- ❖ Small sewer system and new neighborhood south of US 20
- ❖ US 20/Cook-OB Riley roundabout (2022-23)
- ❖ Increase in traffic on US 20, Cook Ave/Cline Falls Hwy



# Public Outreach to Tumalo for TCP

- ❖ Flyers prior to first Open House
- ❖ Website for TCP
- ❖ Story Map
- ❖ Three Open Houses
- ❖ Developed contact list for email
- ❖ Meet A Planner sessions
- ❖ Stakeholder interviews
- ❖ Planning Commission Public Hearing
- ❖ Notice for December 4 Board hearing



# Topics raised by the public

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- ❖ Fear of losing rural or small-town feel amid rapid growth
- ❖ Code amendments for multi-family dwellings
- ❖ Signage and vehicle safety in Tumalo
- ❖ Need to protect the Deschutes River
- ❖ Various views on recent economic development
- ❖ Drawbacks of tourism
- ❖ Concerns about sewer costs and effects
- ❖ Roundabout art and other public art





# TCP 2020-2040 response to public

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- ❖ Kept Vision Statement
- ❖ Added 3 new goals; 17 new policies
- ❖ Changes to 3 existing goals; 26 existing policies
- ❖ No changes to 9 existing policies
- ❖ Deleted 10 outdated policies or irrelevant text
- ❖ See color-coded version of TCP Goals and Policies
- ❖ See spreadsheet of 2010 vs. 2020 TCP for specifics



# Planning Commission Recommendation

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- ❖ Remove Policies #10 and #11 from the Natural Resources, Open Space, and Recreation Policies section of the TCP's goals and policies. *(5 Commissioners in favor, 1 Commissioner in opposition, 1 Commission abstained)*
- ❖ Add a policy to explore legislative changes to limit multi-family housing to 4 units in Tumalo. *(7 Commissioners unanimously in favor)*



# Planning Commission Recommendation

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- ❖ Support for public art in Tumalo. *(7 Commissioners unanimously in favor)*
- ❖ Encourage residents and community groups to reach out to Deschutes County for updates and information. *(5 Commissioners in favor, 2 Commissioners in opposition)*



# Why colors for goals, policies

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- ❖ Using underline and ~~strikethrough~~ made draft unreadable
- ❖ Green = No change between 2010 and 2020 TCP
- ❖ Blue = 2010 TCP text modified in 2020 TCP
- ❖ Yellow = New text for 2020 TCP
- ❖ Red = 2010 TCP text deleted
- ❖ Spreadsheet has verbatim 2010, 2020 TCP text
- ❖ Spreadsheet has notes explaining changes



# Next steps for TCP Update

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- ❖ Board holds public hearing on December 6, 2023
- ❖ Potential open record period following public hearing
- ❖ Board holds deliberations on date yet to be set
- ❖ Staff sends post-adoption notice to DLCD, assuming Board approval of TCP



# Questions?

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# Thank you

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