



MEMORANDUM

TO: Deschutes County Board of County Commissioners (“Board”)

FROM: Nicole Mardell, AICP, Senior Planner
Will Groves, Planning Manager

DATE: July 31, 2024

SUBJECT: Deliberation #4: Deschutes County 2040 Comprehensive Plan Update – Chapter 11, Unincorporated Communities and Destination Resorts

On August 5, 2024, the Board will deliberate Chapter 11 of the Deschutes County 2040 Comprehensive Plan (2040 Plan), pertaining to Unincorporated Communities and Destination Resorts (Attachment A) and the remaining text in Chapter 5, Natural Resources¹ (Attachment B). Staff provides a brief background on the process, items recommended to remain in a “parking lot” that will ultimately inform an action plan, and notable testimony. During this meeting, the Board will be asked to provide recommended text, goal, and policy revisions for incorporating in the final document.

I. PROPOSAL

This is a legislative text amendment to repeal and replace the 2030 Comprehensive Plan, adopted in 2011, with the 2040 Plan. No zoning or comprehensive plan map amendments are being considered, nor are any changes to the County’s adopted Goal 5 inventories pertaining to significant natural resources, scenic views, open spaces, mineral and aggregate sites, and historic and cultural resources.

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

¹ The Board began deliberations of Chapter 5 on July 24, 2024 and ended on page 5-7 of the chapter. A video of the discussion can be found here: <https://www.deschutes.org/bcc/page/board-county-commissioners-meeting-186>

II. BACKGROUND

The 2040 Plan provides background information, a summary of community considerations, and overarching goal and policy guidance pertaining to key issues facing the county. The Board held public hearings to gather testimony for the 2040 Plan on April 10, 2024, in Bend²; April 23 in Sunriver³; and April 30 in Sisters⁴; and May 8 in Bend⁵. At the conclusion of the May 8 hearing, the Commission voted to close the oral record, leave the written record open until May 30, and commence deliberations at a subsequent meeting.

Staff held a work session with the Board on June 10⁶ to discuss the process for deliberating the 2040 Plan, ultimately determining to perform an extensive review of the following four chapters:

- July 22: Chapter 3, Farm and Forest Resources
- July 24: Chapter 5, Natural Resources
- July 29: Chapter 7, Natural Hazards
- August 5: Chapter 11, Unincorporated Communities and Destination Resorts.

The Board may choose to conduct additional deliberations if needed. At each one, commissioners will discuss preferred edits to chapter narratives, goals, and policies.⁷ Staff will be seeking consensus from the Board. Some issues may warrant a vote.

Parking Lot

During the June work session, staff introduced the concept of a “parking lot” for items that may be outside the scope of the 2040 Plan. This includes items that are one-time actions more fitting for a subsequent action plan or items potentially precluded by state law. They are listed in Attachment C. Staff recommends the Board table them during deliberations, and instead include the list as an attachment to the adopted 2040 Plan. The Board can then discuss them in greater detail through the development of an action plan.

III. KEY ISSUES FOR CONSIDERATION

Chapter 11, Unincorporated Communities and Destination Resorts was selected due to numerous public and agency comments.

² <https://www.deschutes.org/bcc/page/board-county-commissioners-meeting-162>

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

⁴ <https://www.deschutes.org/bcc/page/public-hearing-2020-2040-comprehensive-plan-update-0>

⁵ <https://www.deschutes.org/bcc/page/2020-2040-comprehensive-plan-update-public-hearing>

⁶ <https://www.deschutes.org/bcc/page/board-county-commissioners-meeting-175>

⁷ Scrivener’s errors and technical edits do not need to be discussed as part of the deliberations process. Staff will compile a list to update in the final draft of the document.

To aid in the Board's discussion, a high-level summary of topics raised in the record are listed below⁸.

Unincorporated Communities

- Explore funding opportunities for infrastructure upgrades in unincorporated communities, such as safe routes to schools.
- Clarify role of Black Butte Ranch homeowners in granting access to trail users for private paths in the resort.

Destination Resorts

- Revise narrative to note environmental and traffic impacts from destination resort development.
- Amend narrative to note recent contentious public process for destination resort development and community opposition.
- Revise narrative to note positive effect on economy from destination resort development.
- Revise narrative to include water use data for destination resorts.
- Prioritize development of workforce housing over destination resorts.

IV. NEXT STEPS

Staff seeks direction from the Board on preferred edits to Chapter 11 and 5. Following the discussion, staff will integrate them into a final version of the 2040 Plan for adoption. As this is the last scheduled deliberation meeting, the Board may raise additional topics for discussion at the meeting, or schedule additional meetings as necessary.

Attachments:

- A. Chapter 11, Unincorporated Communities and Destination Resorts
- B. Chapter 5, Natural Resources
- C. "Parking Lot" Issues

⁸ This list does not include items that are considered to be one-time actions, outside the scope of the plan, or potentially precluded by state law. Those items are listed separately in Attachment A "Parking Lot"