



MEMORANDUM

TO: Deschutes County Planning Commission

FROM: Peter Gutowsky, AICP, Director
Will Groves, Planning Manager

DATE: April 26, 2026

SUBJECT: Planning Division Work Plan for Fiscal Year (FY) 2026-27 / Deliberations

I. SUMMARY

The Planning Commission held a public hearing on the Planning Division FY 2026-27 Work Plan on April 9. A post-hearing open record period closed on April 15, 2026, with no additional submittals. On April 23, the Planning Commission will deliberate and provide a recommendation to the Board of County Commissioners (Board). Below are four tables to facilitate a Planning Commission recommendation. Table 1 captures priority discretionary and nondiscretionary projects that are supported by the Board and Planning Commission; grant funded; or in process. These projects in their totality are “significant,” requiring staffing resources that span 6 to 12 months or longer.

Table 1 – Priority Discretionary and Non-discretionary Projects

Priority Projects	
1. Current Planning ¹	4. Sisters UGB Amendment
2. Terrebonne Community Plan Update	5. SB 1537 / Bend UGB Amendment / Affordable Housing Pilot Project
3. Clear and Objective Standards for Multifamily Housing in Unincorporated Communities	

Table 2 identifies ongoing Planning Division operational responsibilities, regional coordination duties, and code maintenance tasks. These projects in their totality range from “minor” to “moderate,” requiring staffing resources that span 4 to 8 months to complete.

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

Category	Projects
Operational Responsibilities	1. Destination resort and overnight lodging reporting 2. Marijuana inspections 3. Population estimates and forecasts 4. Historic Landmarks Commission (HLC), Bicycle and Pedestrian Advisory Committee (BPAC), and Deschutes River Mitigation and Enhancement Committee (M&E) 5. 2027 Legislative Regular Session 6. Internal departmental coordination (new landfill siting, etc.)

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

Category	Projects
Coordination Duties	<ol style="list-style-type: none"> 7. City of Bend Coordination <ul style="list-style-type: none"> • Coordinate growth management issues. 8. City of La Pine <ul style="list-style-type: none"> • Coordinate growth management. • Participate with Deschutes County Property Management and the City staff to update and amend the county-owned Newberry Neighborhood comprehensive plan designations, master plan, and implementing regulations. 9. City of Redmond <ul style="list-style-type: none"> • Coordinate growth management. • Update the Joint Management Agreement. 10. City of Sisters <ul style="list-style-type: none"> • Coordinate growth management. 11. Transportation Planning <ul style="list-style-type: none"> • Process road naming requests associated with certain types of development on a semi-annual basis. • Administer the County's Transportation System Development Credit program. • Coordinate with Bend Metropolitan Planning Organization on regional projects and planning. • Coordinate with the Oregon Department of Transportation on roadway projects and interchange area management plans. 12. Housing Strategies. <ul style="list-style-type: none"> • Explore options and approaches to address rural housing and homelessness as allowed under state law. 13. Groundwater Protection <ul style="list-style-type: none"> • Support efforts by the Oregon Department of Environmental Quality and Onsite Wastewater Division to protect South County groundwater. 14. Department of Land Conservation and Development Rulemaking <ul style="list-style-type: none"> • Amend County Code to implement rulemaking as it pertains to Goal 5 – Cultural Areas. 15. Central Oregon Large Lot Industrial Analysis <ul style="list-style-type: none"> • Amend Comprehensive Plan to recognize Central Oregon Large Lot Industrial Analysis Update.
Code Maintenance	<ol style="list-style-type: none"> 16. Housekeeping Amendments <ul style="list-style-type: none"> • Initiate Comprehensive Plan and/or Zoning Text amendments to comply with and implement new or revised state laws.

Table 3 lists discretionary zoning text amendments. These are “lower” priority projects, requiring staffing resources that span 4 to 12 months or longer to complete.

Table 3 – Lower Priority Zoning Text Amendments

Category	Projects
Zoning Text Amendments	<ol style="list-style-type: none"> 1. Childcare—Review code for consistency with state law and greater flexibility in establishing facilities. 2. Forest Zone Code—Review for compliance with Oregon Administrative Rules. 3. Lot Line Adjustments and Re-platting. 4. Private Burial Ground procedures. 5. Title 19, 20, 21—Language related to Class I, II, and III road projects as allowed uses. 6. Title 22—Procedures Ordinance for consistency with state law and planning department interpretations.

II. WORK PLAN PRIORITIZATION

Table 4 is structured to allow the Planning Commission to prioritize and recommend certain Planning Division projects for FY 2026-27. The Board will ultimately prioritize projects based on their annual goals and objectives as resources become available.

Table 4 – Planning Commission Priorities

Category	Projects	Ranking	Comments
Priority Discretionary and Non-discretionary Projects	<ul style="list-style-type: none"> See Table 1 	N/A	All of these projects are mandatory. Ranking them is unnecessary. Staff capacity to take on other projects will likely emerge later this fall.
Operational Responsibilities and Coordination Duties	<ul style="list-style-type: none"> See Table 2 	N/A	
Code Maintenance	<ul style="list-style-type: none"> Farm Stores HB 4037, expediting the review process for certain land use applications relating to rural housing 	N/A	These two housekeeping amendments are a priority to ensure Deschutes County Code aligns with state law. Both are mandated; counties are not given deference.
Zoning Text Amendments	<ul style="list-style-type: none"> Childcare facilities Forest Code Zone Lot Line Adjustments / Replats Private Burial Grounds Road Projects Title 22 – Procedures Ordinance 	<ol style="list-style-type: none"> 1. 2. 3. 	The Planning Commission may want to prioritize certain text amendments or defer to staff.
Other Projects	<ul style="list-style-type: none"> 	<ol style="list-style-type: none"> 1. 2. 3. 	The Planning Commission may want to identify other projects not currently referenced in the work plan to prioritize as resources become available.
Panels	<ul style="list-style-type: none"> Destination Resorts Wildlife Other 	<ol style="list-style-type: none"> 1. 2. 3. 	Last year, the Planning Commission expressed interest in convening panels based on available resources. Ranking panels would be helpful.

III. PLANNING COMMISSION RECOMMENDATION & NEXT STEPS

Staff are respectfully asking the Planning Commission to make a recommendation on April 23. The Board will conduct a public hearing on the draft CDD FY 2026-27 Work Plan in May or June.

Attachment:

Draft CDD FY 2026-2027 Work Plan and 2025 Annual Report