



MEMORANDUM

TO: Deschutes County Planning Commission

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

DATE: April 9, 2026

SUBJECT: Planning Division Work Plan for Fiscal Year (FY) 2026-27 – Public Hearing

The Planning Commission will hold a public hearing on April 9, 2026 regarding the Planning Division’s annual work plan for FY 2026-27 (Attachment).

I. BACKGROUND

Each spring, the Community Development Department (CDD) develops an annual work plan outlining proposed projects for the upcoming fiscal year. Reviewing the draft work plan allows the Planning Commission, Historic Landmarks Commission (HLC), partner agencies, general public, and the Board of County Commissioners (Board) to provide input, including recommendations for additions, modifications, and potential reprioritization. The work plan describes the most important projects based on:

1. Board annual goals and policies;
2. Carry-over projects from current or prior years;
3. Changes in state law;
4. Grants/funding sources; and
5. Public comments.

It also provides a framework for prioritizing and initiating new projects that emerge throughout the year.

II. FY 2026-27 / PLANNING DIVISION DRAFT WORK PLAN

The foundations of the annual work plan include:

- Maintaining high levels of customer service.
- Amending Deschutes County Code to comply with HB 3197, Clear and Objective Standards for multi-family housing in unincorporated communities.
- Addressing housing opportunities by collaborating with cities, Deschutes County Property Manager, and other partners.
- Initiating the Terrebonne Community Plan Update.
- Coordinating with Bend, Redmond, Sisters and La Pine on growth management projects, including comprehensive plan updates and urban growth boundary (UGB) amendments.

Table 1 captures priority discretionary and nondiscretionary projects that are supported by the Board and Planning Commission, grant funded, or in process. Collectively, these projects are significant and require staffing resources for 6 to 12 months or longer.

Table 1 – Priority Discretionary and Non-discretionary Projects

Priority Projects	
<ol style="list-style-type: none"> 1. Current Planning¹ 2. Update Terrebonne Community Plan 3. Clear and Objective Standards for Multifamily Housing in Unincorporated Communities 	<ol style="list-style-type: none"> 4. Sisters UGB Amendment 5. SB 1537 / Bend UGB Amendment / Affordable Housing Pilot Project

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	<ol style="list-style-type: none"> 1. Destination Resort and Overnight Lodging Reporting. 2. Marijuana inspections. 3. Population estimates and forecasting. 4. Staffing HLC, Bicycle and Pedestrian Advisory Committee, and Deschutes River Mitigation and Enhancement Committee. 5. Monitor the 2027 Legislative Session 6. Support internal County departments, including new landfill siting and other related initiatives.
Coordination Duties	<ol style="list-style-type: none"> 7. City of Bend <ul style="list-style-type: none"> • Coordinate growth management. 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.

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

Category	Projects
	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	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 – Low Priority Zoning Text Amendments

Category	Projects
Zoning Text Amendments	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. Establish procedures for private burial grounds. 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.

III. PLANNING COMMISSION HEARING & RECOMMENDATION

The Planning Commission will hold a public hearing on April 9. Deliberations and a recommendation to the Board are anticipated for April 23. Their recommendation will ultimately include a list of projects to be included in the work plan, and potentially prioritizing each one.² The Board will conduct their public hearing in May or June.

Attachment:

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

² Staff coordinates with the Board throughout the year and as capacity becomes available, identifies long range projects that can be initiated.