



MEMORANDUM

TO: Deschutes County Planning Commission

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

DATE: December 7, 2023

SUBJECT: Continued Public Hearing: Deschutes County 2040 Comprehensive Plan Update

The Deschutes County Planning Commission will conduct a continued public hearing on December 14, 2023, to consider amendments to repeal and replace the 2030 Comprehensive Plan with the Deschutes County 2040 Comprehensive Plan (file no. 247-23-000644-TA). The hearing will be held in the Barnes and Sawyer Room, Deschutes Service Center, 1300 Wall Street, Bend beginning at 5:30 p.m. The public hearing will be conducted in-person, electronically, and by phone.

This will be a continuation of the initial hearing held on October 26, 2023¹ and November 9, 2023².

Staff submitted a 35-day Post-Acknowledgement Plan Amendment (PAPA) notice to the Department of Land Conservation and Development on August 30, 2023. The project website contains all record materials – visit www.deschutes.org/2040 and click on the “hearings page” to view the official hearing record, from August 30, 2023, onward. The “process page” provides information from the iterative process leading up to the creation of the document.

I. BACKGROUND

The Comprehensive Plan is Deschutes County’s policy document for guiding growth and development within the county over a 20-year planning period. The plan’s purpose is to

¹ <https://www.deschutes.org/bc-pc/page/planning-commission-42>

² <https://www.deschutes.org/bc-pc/page/planning-commission-40>

provide a policy framework for zoning and land use regulations, demonstrate consistency with 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, update of maps.
- Phase 4 - Compilation of final Comprehensive Plan document, creation of action plan and findings package.

The project has now entered Phase 4, which is focused 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.



II. PROPOSAL

This is a legislative text amendment to repeal and replace the 2030 Comprehensive Plan, adopted in 2011, with the Deschutes County 2040 Plan. Staff notes that no zoning or comprehensive plan map amendments are being considered, nor are any changes to the County's adopted Goal 5 inventory pertaining to significant natural resources, scenic views, open spaces, mineral and aggregate sites, and historic and cultural resource sites. The Tumalo Community Plan and Transportation System Plan are being updated separately from this process. Updates to the Terrebonne Community Plan and Newberry Country Plan are not included within the scope of this project.

III. PUBLIC AND AGENCY COMMENTS RECEIVED

- Ten individuals have provided oral testimony at the October 26 and November 9 hearings. Topics referenced during this testimony included:

- Water conservation
- Residential uses in new or expanded Destination Resorts
- Balancing natural resources with development
- Rezoning of farmland
- Dark skies lighting
- Issues relating to homelessness
- Trails
- Irrigation district corrections
- Continued community engagement
- Causes of deer mortality

As of 8 a.m. on the date of this memo, 124 public comments have been received. Generally, these comments fell under the following themes.

- A County strategic plan.
- Area-specific analysis for the Three Rivers census designated place related to water quality, economic development, wildlife, and growth-related issues.
- Evaluation of farm land and allowed uses.
- Wildlife protections and inventories.
- Private property rights, incentives, and regulations.
- Limitations on development related to water and wildfire risk.
- Greater attention to water conservation and management generally.
- Additional requirements for septic inspections.
- Creation of an amnesty program to remedy violations related to docks.
- Strengthening and enforcement of dark skies lighting.
- Support for a footbridge near the southern edge of Bend's Urban Growth Boundary.
- Limitation on trails.
- Strategies to address homelessness.
- Community engagement and planning commission membership.
- Regional approach to growth, housing, and recreation planning.
- Revisitation of policy for appeal related expenses
- Cultural resource inventories, education, and protection.
- Renewable energy development.
- Destination resort siting.

Agency comments were received from Central Oregon Irrigation District and U.S. Fish and Wildlife Service. These comments primarily provide recommendations to narrative, goal, and policy language to reflect correct terminology and consistency with other plans.

The public hearing record is found on the project website www.deschutes.org/2040 under the "Hearing Page" link.

IV. NEXT STEPS

At the conclusion of the public hearing, the Planning Commission may:

- Continue the hearing to a date certain;
- Close the hearing and leave the written record open to a date certain; or
- Close the hearing and commence deliberations.

Attachments:

1. Proposed Findings
2. Draft Deschutes County 2040 Comprehensive Plan
3. Policy Tracker – Comparison of Key Changes