



**MEMORANDUM**

**TO:** Deschutes County Board of County Commissioners

**FROM:** Nicole Mardell, AICP, Senior Planner

**DATE:** April 17, 2024

**RE:** Continued Public Hearing: Draft 2020-2040 Deschutes County Comprehensive Plan

The Board of County Commissioners (“Board”) will conduct a continued public hearing on April 23, 2024, in Sunriver, to consider legislative amendments to repeal and replace the 2030 Comprehensive Plan with the Deschutes County 2040 Comprehensive Plan (file no. 247-23-000644-TA). Additional background material can be found in the staff memorandum for the April 10, 2024, initial Board hearing<sup>1</sup>.

**I. BACKGROUND**

The Comprehensive Plan is Deschutes County’s policy document for guiding growth, development, and resource protection within the county over a 20-year planning period. The plan’s purpose is to provide a policy framework for zoning and land use regulations, demonstrate consistency with all applicable statewide goals, rules, and laws, and serve as a cohesive vision for future planning activities.

<sup>1</sup> <https://www.deschutes.org/bcc/page/board-county-commissioners-meeting-162>



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 with Planning Commission, update of maps.
- Phase 4 – Compilation of final Comprehensive Plan document and findings package.

The project has now entered Phase 5, which focuses 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](http://www.deschutes.org/2040).

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

## II. PLANNING COMMISSION REVIEW AND INITIAL BOARD HEARING

The Planning Commission conducted three public hearings and ultimately voted approval of the plan subject to the revisions in Attachment A, which have also been incorporated into the revised draft document in Attachment B. The Board conducted their initial hearing on April 10, 2024. In total, approximately 273 public comments and seven agency comments have been received as of the date of this memo. Major topics of community interest include:

- Water availability monitoring, planning, and management.

- Voluntary or required measures to conserve water.
- Protection of private property rights and use of incentives to address issues related to growth and development.
- Rezoning of farmland and allowed uses on farmland.
- Dark skies protections.
- Wildlife protection.
- County role in housing production, including affordable housing opportunities.
- Destination resort siting and development.
- Trail development – including the SW Bend UGB bridge, Sisters to Black Butte Ranch, and outreach processes for trail and park projects.
- Renewable energy.

During the public hearing, a public comment was received related to the ‘Goal Post’ rule and how the adoption of the updated Deschutes County 2040 Plan may impact land use applications already under review. County Legal Counsel has provided a memorandum on this topic into the record, and is provided here as Attachment E.

Commissioner Chang provided several suggested revisions during the April 10, 2024, hearing. Staff is collecting these suggested revisions and will provide a summary into the record prior to the April 30, 2024, continued public hearing in Sisters.

### **III. NEXT STEPS**

The Board will hold continued public hearings at the following dates and locations:

- Tuesday, April 23, 3 pm, Sunriver Homeowners Association Recreation Center (SHARC) Dillon Hall, 57250 Overlook Road, Sunriver, Oregon
- Tuesday, April 30, 3 pm, City of Sisters City Hall 520 E Cascade Avenue, Sisters, Oregon

Attachments:

- A. Planning Commission Recommended Edits
- B. Deschutes 2040 Draft Comprehensive Plan – 3.15.2024 updated version
- C. Deschutes 2040 Draft Findings
- D. Policy Tracker 2030 vs. 2040 language
- E. Legal Counsel Memorandum – Goal Post Rule Applicability