



**MEMORANDUM**

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

**FROM:** Haleigh King, Senior Planner

**DATE:** September 23, 2025

**SUBJECT:** Consideration of First Reading (and Second Reading, if by emergency) of Ordinance 2025-015– McKenzie Meadow Village Comprehensive Plan Amendment and Zone Change

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The Board will consider First Reading (and possibly Second Reading, if by emergency) of Ordinance 2025-015 on October 1, 2025, for a Comprehensive Plan Amendment to change the designation of the subject property, approximately 58 acres, from Forest to Rural Residential Exception Area and a Zoning Map Amendment to rezone the properties from Forest Use 2 (F-2) to Multiple Use Agricultural – 10 Acre Minimum (MUA-10). The application request includes a Goal 4 (Forest Lands) exception request.

Based on Commissioner feedback at the September 17, 2025 deliberations, Staff has prepared two ordinances; one by emergency and one by non-emergency for the Board's consideration. Adoption by emergency would result in First and Second Reading occurring the same day and the effective date would be the same day as well. If not adopted by emergency, Second Reading must occur at least fourteen (14) days following First Reading and there would be a 90-day effective date from the date of Second Reading.

**I. BACKGROUND**

The Board held a public hearing on August 6, 2025. The Board closed the public hearing and oral and written record and moved to deliberations. The Board voted unanimously to approve the applications subject to review of Board decision documents which consider specific conditions of approval related to the riparian and scenic corridor and also consider a wildlife buffer, as discussed on August 6, 2025.

The Board continued deliberations on September 17, 2025 where they considered two versions of a draft Board decision. One version had specific conditions of approval related to riparian, wildlife, and scenic corridor protections and the other version did not include these conditions. The Board unanimously voted to approve the second version of the decision document which included two specific conditions of approval related to riparian, scenic, and wildlife corridor protections. Staff is now returning with the final version of that decision along with the full Ordinance.

## **II. NEXT STEPS / BOARD CONSIDERATION**

If the Board does not adopt the Ordinance by emergency, staff will schedule this item for Second Reading at least fourteen (14) days following the First Reading.

If adopted by emergency, First and Second Reading would occur at the October 1, 2025 meeting and the ordinance, if adopted, would be effective immediately.

### **ATTACHMENTS:**

1. Ordinance 2025-015 (two Versions, one by emergency and one non-emergency) and Exhibits
  - Exhibit A: Legal Description
  - Exhibit B: Proposed Plan Amendment Map
  - Exhibit C: Proposed Zone Change Map
  - Exhibit D: Comprehensive Plan Section 23.01.010, Introduction
  - Exhibit E: Comprehensive Plan Section 5.10, Goal Exception Statements
  - Exhibit F: Comprehensive Plan Section 5.12, Legislative History
  - Exhibit G: Board of County Commissioner Decision
  - Exhibit H: Hearing's Officer Recommendation