



## MEMORANDUM

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

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

**DATE:** June 18, 2025

**SUBJECT:** Consideration of First Reading – Ordinance 2025-007: Reconsideration of Deschutes County 2040 Comprehensive Plan Update

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On June 25, 2025, staff will present Ordinance No. 2025-007 to the Board of County Commissioners (Board) for consideration of first reading. On June 11, 2025, the Board voted 2-1 to approve amendments to the Deschutes County 2040 plan, on reconsideration from the Land Use Board of Appeals. The associated file number is 247-25-000145-PA. The entire record is available on the project website:  
<https://bit.ly/Deschutes2040Reconsideration>.

### I. BACKGROUND

On October 2, 2024, the Board voted 2-1 to adopt Ordinance 2024-007, repealing and replacing the 2011 Deschutes County Comprehensive Plan (2011 Plan) with the 2040 Plan (file no. 247-23-000644-PA). The decision was subsequently appealed by Central Oregon Landwatch (COLW) to the Land Use Board of Appeals (LUBA). The Board elected to initiate the reconsideration process to allow for additional testimony on topics raised in the *Petitioner's Brief* that were not previously discussed at the local level.

LUBA issued Order No. 2024-080 on March 12, 2025, enabling the Board to initiate a *limited de novo* hearing process to gather additional testimony. The County is required to complete the hearing process and file a reconsideration decision by September 8, 2025.

The Board held public hearings on April 23<sup>1</sup> and May 21, 2025<sup>2</sup>. At the conclusion of the hearing on May 21, the Board closed the oral portion of the record and kept the written

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<sup>1</sup> <https://www.deschutes.org/bcc/page/board-county-commissioners-meeting-227>

<sup>2</sup> <https://www.deschutes.org/bcc/page/board-county-commissioners-meeting-231>

record open until Wednesday, May 28 at 4:00 p.m. Deschutes County received 95 public written comments, which are available on the project website.

## **II. DELIBERATIVE PROCESS**

The Board conducted deliberations on June 11, 2025<sup>3</sup> and voted 2-1 to approve amendments to the County's Comprehensive Plan with the following revisions:

- Delete Policies 9.2 and 9.3
- Revert policies in 9.2.1 – 9.3.15 to the original language from the 2011 Comprehensive Plan.
- Update narrative in Chapter 3 to include the number of acres of Exclusive Farm Use zoned land in Deschutes County.
- Update narrative in Chapter 3 to include the number of acres rezoned from Exclusive Farm Use to other zones in the last twelve years.

Staff incorporated these revisions into the final version of the document, included as Exhibit B to the attached Ordinance 2025-007.

## **III. NEXT STEPS**

Staff recommends the Board move to conduct the first reading of Ordinance 2025-007 by title only. Staff will return for second reading in mid-July.

### Attachments:

1. Ordinance 2025-007
  - A. 23.01 Legislative History
  - B. Amended Comprehensive Plan - June 17, 2025 Version
  - C. 5.12 Legislative History
  - D. Findings

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<sup>3</sup> <https://www.deschutes.org/bcc/page/board-county-commissioners-meeting-240>