



MEMORANDUM

TO: Deschutes County Board of Commissioners (Board)

FROM: Haleigh King, Senior Planner

DATE: September 10, 2025

SUBJECT: Continued Deliberations – Consideration of Board Decision – McKenzie Meadow Village Plan Amendment and Zone Change

The Board will consider two versions of a draft Board decision document for a request for a Comprehensive Plan Amendment and Zone Change (file nos. 247-24-0000839-PA, 840-ZC) affecting a total of 58 acres adjacent to City of Sisters.

I. BACKGROUND

The applicant and property owner, McKenzie Meadow Village LLC, is requesting a Comprehensive Plan Amendment to re-designate the subject properties 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.

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.

Version Two of the draft Board Decision document (Attachment 2) includes specific conditions of approval related to enhanced riparian protections and wildlife corridor. Version One (Attachment 1) does not include conditions of approval.

II. NEXT STEPS

The Board may provide feedback and direction to staff for any specific edits to the draft decision documents. If the Board concludes their deliberations and decision review during the September 17, 2025, meeting, the Board may then vote on a final decision document. If the Board renders a vote during the September 17, 2025, meeting, staff will return to the Board at a future date for First Reading of the decision and ordinance.

ATTACHMENTS:

1. Board of County Commissioners Decision – Version One
2. Board of County Commissioners Decision – Version Two