



MEMORANDUM

TO: Deschutes County Board of Commissioners (Board)

FROM: Tarik Rawlings, Senior Transportation Planner

DATE: April 17, 2024

SUBJECT: Consideration of First Reading of Ordinance 2023-016 – Deschutes County Tumalo Community Plan Update

The Board of County Commissioners (Board) will consider a first reading of Ordinance 2023-016 on April 24, 2024 related to the Deschutes County Tumalo Community Plan (TCP) Update covering the years 2020-2040. The first reading of the TCP follows the conclusion of Board deliberations on March 27, 2024.

I. BACKGROUND

Tumalo is an Unincorporated Community under Oregon Administrative Rule (OAR) 660-022, meaning the land use pattern is quasi-urban in terms of density and land uses and predated Oregon’s land use system, which began in 1973. The state classifies Tumalo as a Rural Unincorporated Community¹ and the County administers it under Deschutes County Code (DCC) 18.67. The Tumalo Community Plan is Section 4.7 of the Comprehensive Plan and appears as Appendix B of the Comprehensive Plan.

In support of the TCP update, staff prepared a website, www.deschutes.org/tumaloplan, which featured a StoryMap that provided a narrative of the project, the community’s history, the purpose of the TCP, surveys, and an opportunity to leave a contact email. Additionally, the full record including public and agency comments is included at the following project-specific website: <https://www.deschutescounty.gov/cd/page/tumalo-community-plan-update-2020-2040-247-23-000509-pa-510-ta>

Staff provided numerous methods for the public to provide input on what they wanted in the TCP, comments on the community vision, as well as specific draft goals and policies. The public outreach methods ranged from traditional meetings in the Tumalo School Gym to face-to-face meetings at a local coffeehouse to Zoom meetings. Public outreach included mailers to Tumalo residents initially.

¹ OAR 660-020-010(7) “Rural Community is an unincorporated community which consists primarily of permanent residential dwellings but also has at least two other land uses that provide commercial, industrial, or public uses (including but not limited to schools, churches, grange halls, post offices) to the community, the surrounding area, or to persons traveling through the area.”

These were followed by emails via Constant Contact based on information from attendance sheets, contact info left at the website, or phone calls and/or emails to Planning staff. Outreach for specific events included:

- Tumalo StoryMap #1, April 27-May 25, 2022
- Tumalo Community Plan Open House #1, May 11, 2022 (Kick Off meeting)
- Meet A Planner, Tumalo Coffeehouse, Zoom, or phone, June 13-24, 2022
- Tumalo StoryMap #2, June 29-July 27, 2022
- Tumalo Community Plan Open House, #2, August 22, 2022 (Draft TCP, 1st version)
- Meet A Planner, Tumalo Coffeehouse, Zoom, or phone, May 2-9, 2023
- Tumalo StoryMap #3, April 23, 2023, to present
- Tumalo Open House #3, May 17, 2023, (Draft TCP, 2nd version)

The Planning Commission (PC) hosted the initial hearings for review of this update. Staff held a July 27, 2023, work session² with the Planning Commission to provide an overview of the updated TCP and the process to create it. The PC held a public hearing³ on August 10, 2023, on the draft 2020-2040 TCP. The PC voted to continue the public hearing to August 24, 2023⁴ and collected additional public comments. At the conclusion of oral testimony on August 24, 2023, the PC voted to close the oral and record and leave the written record open until 4 p.m. on September 7, 2023. Deliberations before the PC were initially held on October 12, 2023⁵ with the PC voting to continue deliberations until October 26, 2023. The PC held continued deliberations on October 26, 2023⁶, ultimately making a recommendation to the Board to adopt the TCP document including amendments. The PC's recommendation was presented to the Board at a public hearing on December 6, 2023⁷ and the Board voted to keep the written record open until December 13, 2023 at 4:00pm to collect any additional public input. Most recently, the Board held deliberations on the TCP, closed deliberations, and voted to approve the TCP with amendments on March 27, 2024⁸.

In anticipation of the Board's public hearing on December 6, 2023, notice was provided to the Department of Land Conservation and Development (DLCD) on July 6, 2023 with a Notice of Application sent to agency partners on July 21, 2023. Additionally, a Notice of Public Hearing was published in the Bulletin newspaper on November 19, 2023 and courtesy email notice was sent to participating parties on November 17, 2023. These relevant dates and events are outlined in Table 1, below.

² <https://www.deschutes.org/bc-pc/page/planning-commission-37>

³ <https://www.deschutes.org/bc-pc/page/planning-commission-38>

⁴ <https://www.deschutes.org/bc-pc/page/planning-commission-39>

⁵ <https://www.deschutes.org/bc-pc/page/planning-commission-41>

⁶ <https://www.deschutes.org/bc-pc/page/planning-commission-42>

⁷ <https://www.deschutes.org/bcc/page/board-county-commissioners-meeting-140>

⁸ <https://www.deschutes.org/bcc/page/board-county-commissioners-meeting-161>

Table 1 – TCP Review Timeline

Date	Event
July 6, 2023	Notice provided to the DLCDD in anticipation of the Board’s public hearing.
July 21, 2023	Notice of Application sent to agency partners.
July 27, 2023	Work session with the Planning Commission (PC) to overview the updated TCP.
August 10, 2023	Public hearing on the draft 2020-2040 TCP.
August 24, 2023	Continuation of public hearing and closure of oral testimony, written record left open.
September 7, 2023	Written record closed at 4 p.m.
October 12, 2023	Initial deliberations before the PC.
October 26, 2023	Continued deliberations and PC’s recommendation to adopt the TCP with amendments.
November 17, 2023	Courtesy email notice sent to participating parties.
November 19, 2023	Notice of Public Hearing published in the Bulletin newspaper.
December 6, 2023	Public hearing where the PC’s recommendation was presented to the Board.
December 13, 2023	Written record kept open until 4 p.m. for additional public input.
March 27, 2024	Board deliberations followed by vote to approve the amended version of the TCP.

II. BOCC AMENDMENTS

During the Board’s TCP deliberations on March 27, 2024, the Commissioners voted to include four amendments in the draft TCP related to multi-family housing density, river impacts, community engagement, and public art. Below is a summary of the Board’s amendments to the TCP and where they are located within the finalized TCP (attached as Exhibit C to Ordinance 2023-016):

1. Exhibit C pg. 32: Land Use Policy #5 (community engagement)
2. Exhibit C pg. 33: Natural Resources, Open Space, and Recreation Policy #10 (river impacts / replacing district policies previously included)
3. Exhibit C pg. 34: Residential Area Policy #4 (multi-family housing)
4. Exhibit C pg. 35: Economic Development Policy #8 (public art)

III. NEXT STEPS / SECOND READING

The Board is scheduled to conduct the second reading of Ordinance 2023-016 on May 8, 2024, fourteen (14) days following the first reading.

ATTACHMENTS:

1. Draft Ordinance 2023-016 and Exhibits
 - Exhibit A: Comprehensive Plan Section 23.01 (adding)
 - Exhibit B: Comprehensive Plan Section 4.7 (amending)
 - Exhibit C: Comprehensive Plan Appendix B – Tumalo Community Plan (adding)
 - Exhibit D: Comprehensive Plan Section 5.12, Legislative History (amending)
 - Exhibit E: TCP Findings (findings)