



MEMORANDUM

TO: Deschutes County Board of County Commissioners (Board)

FROM: Tarik Rawlings, Senior Transportation Planner

DATE: March 20, 2024

SUBJECT: Deliberations: Tumalo Community Plan update - File no. 247-23-000509-PA, 510-TA

The Planning Division is updating the 2010-2030 Tumalo Community Plan (TCP) to 2020-2040 due to changes in the community and passage of time. Additionally, the County received a \$75,000 Transportation Grant Management (TGM) from the State, of which the bulk was dedicated to update the bike/ped/transit, aka Active Transportation, element of the TCP. The County hired Kittelson and Associates (KAI) to do the work for the TGM grant.

The purpose of this memo is to summarize the public input received regarding the TCP and to provide a recap of the public process undertaken for this project. Following a public hearing on December 6, 2023, the Board of County Commissioners (Board) will engage in 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

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.”

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. 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. In anticipation of the Board's public hearing on December 6, 2023, notice was provided to the Department of Land Conservation and Development (DLCDD) 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>

Table 1 – TCP Review Timeline

Date	Event
July 6, 2023	Notice provided to the DLCD 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 4:00pm for additional public input.

For a detailed account of the PC’s recommendation, including proposed amendments to the draft TCP, please see Section V, below.

II. KEY ASPECTS OF THE 2020-2040 TCP

The prevailing sentiment of the public who attended or commented was the desire to preserve Tumalo’s feel of being a small town. There were also concerns about the possibility of private sewer (which serves the higher density residential neighborhood on the south side of U.S. 20) extending across the highway into Tumalo and the changes this could bring to the community. Several public comments focused on limiting the number of dwelling units that could be approved in association with a multi-family dwelling complex. Other concerns included balancing economic development with Tumalo’s historically rural nature, the side effects of tourism, protecting the Deschutes River, and concerns about rising traffic volumes and the speed of traffic.

Below is a summary of the differences between the current TCP and the draft update.

Differences Between Draft 2020 TCP and 2010 TCP

SECTION TITLE	GOALS			POLICIES			
	Unchanged	Changed	New	Unchanged	Changed	New	Deleted
Land Use		X		2	2		2
Natural Resources, Open Space, Rec			X	1	9	6	
Residential Area			X	2		2	4
Econ Development			X	2	3	1	1

Public Facilities		X			6	5	2
Transportation		X		NA	NA	NA	NA
Road Network	NA	NA	NA		3	1	1
Roads & sidewalks	NA	NA	NA	2	3	2	
Totals		3	3	9	26	17	10

An attached color-coded version of the TCP is included to show how various goals and policies address these and other issues. Additionally, the attached spreadsheet compares and contrasts the 2020-2040 TCP goals and policies to the 2010-2030 TCP and provides a summary of why the text remained the same, was changed, or new language was added.

III. KEY ASPECTS OF THE TGM GRANT FOR BIKE/PED/TRANSIT IN TUMALO

The Tumalo portion of the TGM grant had an overlap with the TCP, including having consultant staff at the May 11, 2022, Kick Off meeting. Other public outreach occurred via:

- Walking downtown tour of Tumalo, focusing on bike/ped/transit, June 8, 2022
- Interactive StoryMap, June 8-July 13, 2022
- Virtual Open House, October 5-24, 2022

The dominant themes were safety and improvements to lower speeds; pedestrian connectivity; location of future transit stop; and potential amendments to bike standards in Deschutes County Code (DCC) at 17.48, Table A (Road Standards) and Table B (Bikeway Standards). The specific recommendations are found in two memos, Final Concept Plan (December 7, 2022) and TCP Active Transportation Update and SCVAP Trails Expansion Outreach – Implementation Measures Deschutes County Code (January 31, 2023).

IV. RELATIONSHIP TO TUMALO SEWER FEASIBILITY STUDY

While the TCP and sewer feasibility unfolded at roughly the same time, they have no regulatory relationship. The sewer feasibility study was an economic analysis of various alternatives to bring sewer to Tumalo via either extension of Tumalo Property Owners Association (TPOA) existing private system; a new local and collector system; or having a pipeline connect to the City of Bend system. The study's assumption and conclusions can be found at this link:

[full_report_and_appendices.pdf \(deschutes.org\)](https://www.deschutes.org/files/2022/08/full_report_and_appendices.pdf)

While the sewer feasibility study was a separate process, staff repeatedly heard from the community about its concerns regarding cost, effect of development, fees, and potential implications for denser development. Staff crafted policies in response to these concerns that appear in the TCP Public Facilities section.

V. PLANNING COMMISSION REVIEW AND RECOMMENDATION

Following public hearings, the PC ultimately made a recommendation to the Board to adopt the TCP document including the following amendments:

- Remove Policies #10 and #11 from the Natural Resources, Open Space, and Recreation Policies section of the TCP's goals and policies. *(5 Commissioners in favor, 1 Commissioner in opposition, 1 Commissioner abstained)*
- Add a policy to explore legislative changes to limit multi-family housing to 4 units in Tumalo. *(7 Commissioners unanimously in favor)*
- Support for public art in Tumalo. *(7 Commissioners unanimously in favor)*
- Encourage residents and community groups to reach out to Deschutes County for updates and information. *(5 Commissioners in favor, 2 Commissioners in opposition)*

VI. NEXT STEPS

The Board is not limited to the issue areas outlined in the PC's recommendation or referenced elsewhere in this memorandum and the Commissioners are welcome to deliberate on any desired topics from public record that they deem pertinent. If the Board determines that additional deliberations are necessary, staff will work with the Board to schedule a future meeting for continued deliberations. If the Board concludes their deliberations during the March 27, 2024 meeting, the Board may then vote on whether to adopt the plan as drafted, adopt the plan with amendments, or deny the plan. If the Board renders a vote during the March 27, 2024 meeting, staff will coordinate with the Board to return for a future meeting during which a draft ordinance and relevant exhibits will be presented and a first reading of the ordinance initiated.

VII. CONCLUSION

Staff is prepared to answer any questions.

ATTACHMENTS:

1. Draft Tumalo Community Plan (2020-2040)
2. TCP Findings
3. Color-coded version of goals and policies
4. Spreadsheet of 2020 and 2010 TCP text with notes
5. Final memos for Tumalo bike/ped/transit portion of TGM grant
 - Final Concept Plan (December 7, 2022)
 - TCP Active Transportation Update and SCVAP Trails Expansion Outreach – Implementation Measures Deschutes County Code (January 31, 2023)