



## COMMUNITY DEVELOPMENT

# **DRAFT** FY 2026-27 Work Plan & 2025 Annual Report



117 NW Lafayette Avenue  
P.O. Box 6005  
Bend, OR 97703  
[www.deschutes.org/cd](http://www.deschutes.org/cd)  
(541) 388-6575

Building Safety  
Code Enforcement  
Coordinated Services  
Onsite Wastewater  
Planning

# Table of Contents

Introduction .....	4
<i>Mission Statement</i> .....	4
<i>Purpose</i> .....	4
<i>Adoption</i> .....	4
Elected & Appointed Officials .....	5
Board of County Commissioners FY 2026-2027 Goals & Objectives .....	6
Population Growth .....	8
Budget & Organization .....	9
<i>Fiscal Issues</i> .....	9
<i>Operational Challenges</i> .....	9
<i>Budget Summary</i> .....	10
<i>Staff Summary</i> .....	10
<i>Organizational Chart</i> .....	10
Performance Management .....	11
<i>2025 Performance Management Results</i> .....	11
<i>2025 Year in Review</i> .....	13
<i>FY 2026-27 Performance Measures By Division</i> .....	13
<i>Building Safety</i> .....	13
<i>Code Enforcement</i> .....	13
<i>Coordinated Services</i> .....	13
<i>Onsite Wastewater</i> .....	13
<i>Planning</i> .....	14
<i>Natural Resources</i> 14	
Administrative Services .....	15
<i>Overview</i> .....	15
<i>2025 Year in Review</i> .....	15
<i>FY 2026-27 Work Plan Projects</i> .....	15
Building Safety.....	16
<i>Overview</i> .....	16
<i>2025 Year In Review</i> .....	16
<i>FY 2026-27 Work Plan Projects</i> .....	17

# Table of Contents

- Code Enforcement ..... 19
  - Overview ..... 19
  - 2025 Year in Review ..... 19
  - FY 2026-27 Work Plan Projects ..... 20
  
- Coordinated Services ..... 22
  - Overview ..... 22
  - 2025 Year in Review ..... 22
  - FY 2026-27 Work Plan Projects ..... 22
  
- Onsite Wastewater ..... 23
  - Overview ..... 23
  - 2025 Year in Review ..... 23
  - FY 2026-27 Work Plan Projects ..... 24
  
- Planning ..... 25
  - Overview ..... 25
  - Current Planning ..... 25
  - Long Range Planning ..... 25
  - Transportation Planning ..... 25
  - Floodplain & Wetlands Planning ..... 25
  - Natural Resources ..... 25
  - 2025 Year in Review ..... 26
  - FY 2026-27 Work Plan Projects ..... 32
  
- Natural Resources ..... 34
  - 2025 Year in Review ..... 34
  - FY 2026-27 Work Plan Projects ..... 34
  
- Community Involvement Report ..... 35
  - 2025 Year in Review ..... 35
  - Planning Commission ..... 36
  - Historic Landmarks Commission ..... 36

# Introduction

## Community Development Mission Statement

The Community Development Department (CDD) facilitates orderly growth and development in Deschutes County through coordinated programs of Building Safety, Code Enforcement, Coordinated Services, Onsite Wastewater, Planning, and education and service to the public.

## Purpose

The Fiscal Year (FY) 2026-27 Work Plan and 2025 Annual Report highlight the department's goals, objectives, and accomplishments and are developed to:

- Report on achievements and performance
- Implement the Board of County Commissioners (BOCC) goals and objectives
- Implement the Deschutes County Customer Service "Every Time" Standards
- Effectively and efficiently manage organizational assets, capabilities and finances
- Fulfill the department's regulatory compliance requirements
- Address changes in state law
- Enhance the county as a safe, sustainable and highly desirable place to live, work, explore, recreate, and visit

## Adoption

The BOCC adopted this report on June XX, 2026, after considering public, stakeholder and partner organization input and Planning Commission and Historic Landmarks Commission recommendations. The Work Plan often includes more projects than there are resources available. CDD coordinates with the BOCC throughout the year to prioritize and initiate projects. Those not initiated are often carried over to future years.



# Elected & Appointed Officials

## **BOARD OF COUNTY COMMISSIONERS**

Phil Chang, Chair, January 2029  
Anthony DeBone, Vice Chair, January 2027  
Patti Adair, Commissioner, January 2027

## **COUNTY ADMINISTRATION**

Nick Lelack, County Administrator  
Whitney Hale, Deputy County Administrator  
Erik Kropp, Deputy County Administrator

## **PLANNING COMMISSION**

Matt Cyrus — Chair, Sisters Area, 6/30/30  
Kelsey Kelley, Vice Chair—Tumalo Area, 6/30/27  
Susan Altman — Bend Area, 6/30/28  
Nathan Hovekamp — Bend Area, 6/30/27  
Jessica Kieras — Redmond Area, 6/30/26  
Mark Stockamp — At Large, 6/30/27  
Toni Williams — South County, 6/30/29

## **HISTORIC LANDMARKS COMMISSION**

Rachel Stemach — Chair, Bend Area, 3/31/28  
Dennis Schmidling — Vice Chair, City of Sisters, 3/31/28  
Eli Ashley — At Large, 3/31/30  
Christine Horting-Jones — Ex-Officio, 3/31/28  
Carrie Huddleston — At Large, 3/31/30  
Marc Hudson — At Large, 3/31/28  
Lilian Syphers — Ex-Officio, 3/31/28

## **HEARINGS OFFICERS**

Tommy Brooks  
Gregory J. Frank  
Laura Westmeyer

## **BICYCLE AND PEDESTRIAN ADVISORY COMMITTEE**

Diane Flowers — Chair, 6/30/27  
David Green — Vice Chair, At Large, 6/30/26  
Anthony Accinelli — La Pine, 6/30/27  
Patrick Addabbo — At Large, 6/30/27  
Neil Baunsgard — Bend, 6/30/27  
Kim Curley Reynolds— At Large, 6/30/26  
Wendy Holzman — At Large, 6/30/26  
Jennifer Letz — Sisters, 6/30/26  
Matt Muchna — At Large, 6/30/27  
Bob Nash — Redmond, 6/30/27  
David Roth — Bend, 6/30/26  
Mark Smith — At Large, 6/30/27  
Meghan Windschill — At Large, 6/30/26

# Board of County Commissioners

## FY 2026-27 Goals & Objectives

***Mission Statement: Enhancing the lives of citizens by delivering quality services in a cost-effective manner.***

***Safe Communities (SC): Protect the community through planning, preparedness, and delivery of coordinated services.***

- Provide safe and secure communities through coordinated public safety and crisis management services.
- Reduce crime and recidivism and support victim restoration and well-being through equitable engagement, prevention, reparation of harm, intervention, supervision and enforcement.
- Collaborate with partners to prepare for and respond to emergencies, natural hazards and disasters.

***Healthy People (HP): Enhance and protect the health and well-being of communities and their residents.***

- Support and advance the health and safety of all Deschutes County's residents.
- Promote well-being through behavioral health and community support programs.
- Ensure children, youth and families have equitable access to mental health services, housing, nutrition, child care, and education/prevention services.
- Help to sustain natural resources and air and water quality in balance with other community needs.
- Apply lessons learned from emergency response, community recovery, pandemic response, and other events to ensure we are prepared for future events.

***A Resilient County (RC): Promote policies and actions that sustain and stimulate economic resilience and a strong regional workforce.***

- Update County land use plans and policies to promote livability, economic opportunity, disaster preparedness, and a healthy environment.
- Maintain a safe, efficient and economically sustainable transportation system.
- Manage County assets and enhance partnerships that grow and sustain businesses, tourism, and recreation.

***Housing Stability and Supply (HS): Support actions to increase housing production and achieve stability.***

- Expand opportunities for residential development on appropriate County-owned properties.
- Support actions to increase housing supply.
- Collaborate with partner organizations to provide an adequate supply of short-term and permanent housing and services to address housing insecurity.

# Board of County Commissioners

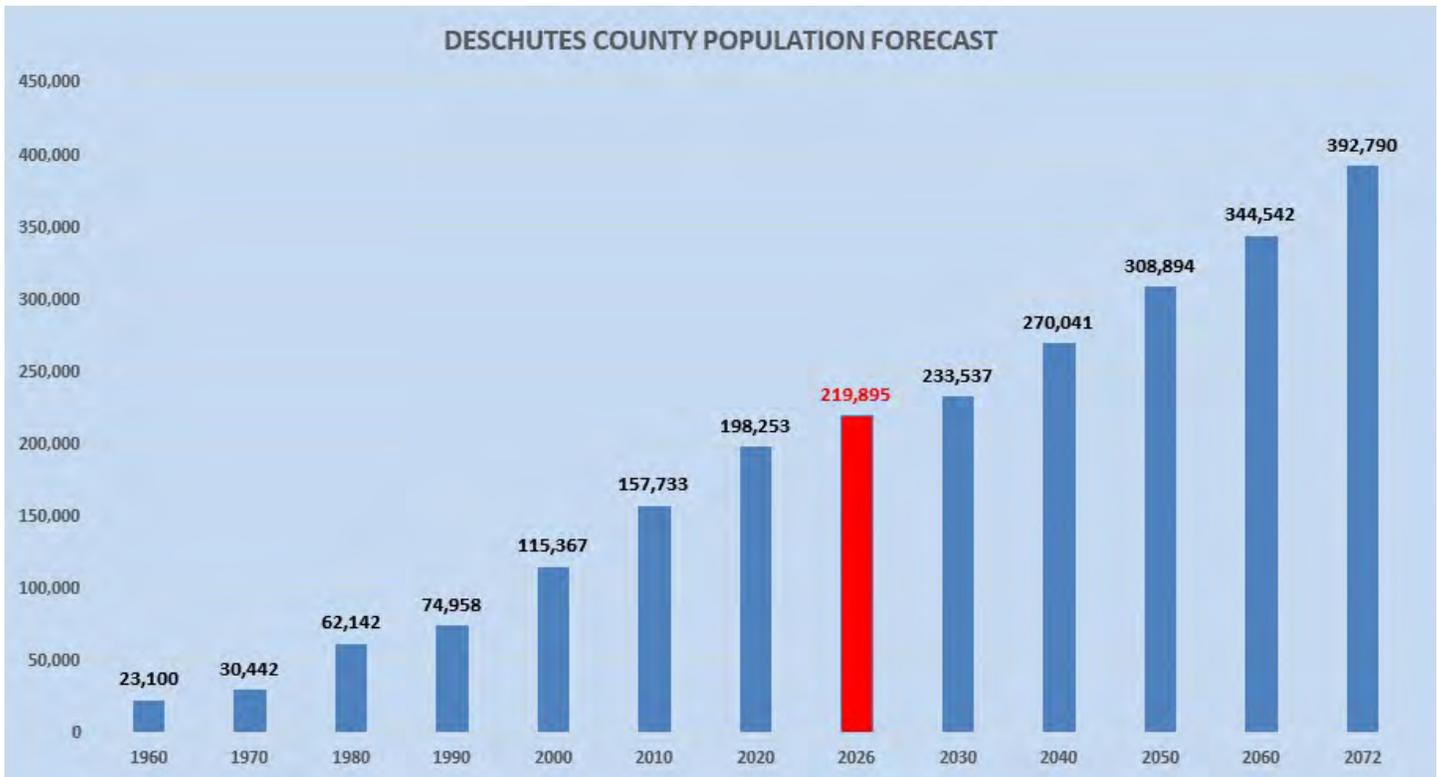
## FY 2026-27 Goals & Objectives

*Service Delivery (SD): Provide solution-oriented service that is cost-effective and efficient.*

- Ensure quality service delivery through the use of innovative technology and systems.
- Support and promote Deschutes County Customer Service “Every Time” standards.
- Continue to enhance community participation and proactively welcome residents to engage with County programs, services and policy deliberations.
- Preserve, expand and enhance capital assets, to ensure sufficient space for operational needs.
- Maintain strong fiscal practices to support short- and long-term County needs.
- Prioritize recruitment and retention initiatives to support, sustain, and enhance County operations.



# Population Growth



The graph and table provide a snapshot of the County's growth since 1960 and the 50-year Portland State University (PSU) Population Forecast for Deschutes County from 2022 through 2072.

## PORTLAND STATE UNIVERSITY 2022-2072 DESCHUTES COUNTY FORECAST

Geographic Area	2022	2026	2047	*AAGR 2025-2047	2072
Deschutes County	207,921	219,895	298,937	1.5%	392,790
Bend	103,296	111,440	160,361	1.7%	225,619
Redmond	37,342	40,292	60,060	1.9%	82,601
Sisters	3,437	3,927	7,911	3.3%	14,881
La Pine	2,736	3,025	5,129	2.5%	8,336
Unincorporated	60,430	61,210	65,476	0.3%	61,152

\*AAGR: Average Annual Growth Rate

## Fiscal Issues

- During 2025, CDD experienced a decrease in permitting volumes with two categories slightly increasing. While single-family dwelling (SFD) permits issued, SFD applications received, and land use applications declined, site evaluations and building valuations experienced a small increase. The department continuously monitors development activity to ensure alignment with current budget projections.
- Personnel cost increases from the Pay Equity & Market Study will be implemented in FY 27.
- CDD responds to development inquiries, implements legislative and BOCC priorities, and supports County initiatives. Many of these require research and detailed responses without generating permits or revenue.
- CDD remains attuned to fluctuations in the economy and complying with state legislation.
- Identifying grant funding for Natural Resources remains a priority for continuity of services they provide to Deschutes County and Central Oregon .

## Operational Challenges

- Maintaining productivity amid resignations while completing training for new employees. In 2025 and 2026, CDD welcomed 7 new staff members, experienced 9 resignations including the Building Official, County Forester, and Administrative Manager, and added 2 new positions, resulting in a total of 57 FTE. Approximately 46% of staff have 5 years or less experience with the department.
- Integrating Natural Resources into CDD within the Planning Division.
- Recruiting, hiring, and onboarding a Building Official, Natural Resources Supervisor, and Administrative Supervisor for Code Enforcement, which replaced the Administrative Manager position.
- Continuing succession planning in anticipation of retirements. Nineteen percent of staff are eligible for retirement within the next three to eight years based on length of service.
- Implementing new laws from the 2025 and 2026 Legislative Sessions.
- Revising CDD's intake process to ensure accepted applications are complete, which will reduce permit timelines.
- Processing complex cases, applications, and site evaluations requires thorough analysis and interpretation of local and state regulations.
- Improving CDD's website and other technology to enhance efficiencies and service delivery.

# Budget & Organization

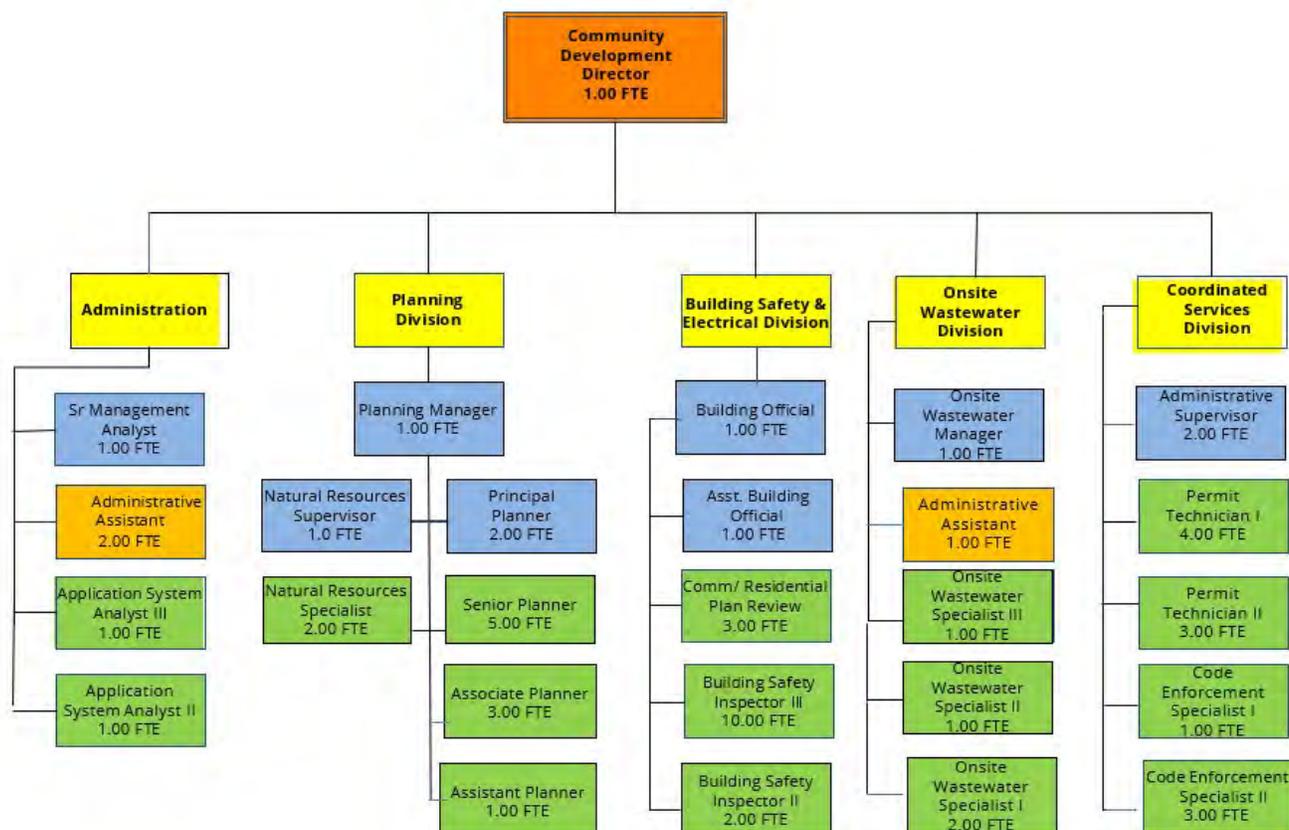
## Budget Summary

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Resources	\$13,932,023	\$12,475,587	\$11,329,936	\$11,639,195	\$13,169,330
Requirements	\$13,932,023	\$12,475,587	\$11,329,936	\$11,639,195	\$13,169,330

## Staff Summary

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
Total FTE's	65.0	58.0	53.0	54.0	57.0

## Organizational Chart



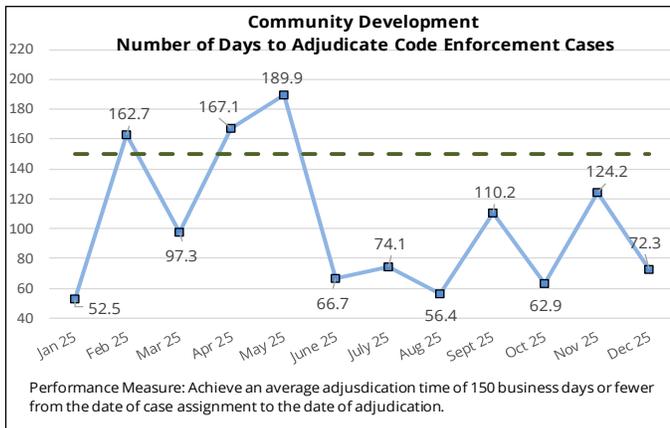
# Performance Management

CDD is committed to a comprehensive approach to managing performance. The department achieves its goals and objectives by strategically establishing and monitoring performance measures and then adjusting operations based on those results. The performance measures allow staff to:

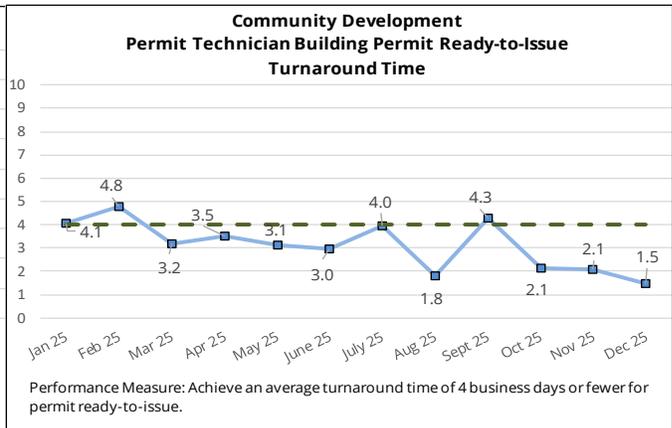
- Address service delivery expectations from the perspectives of CDD's customers.
- Ensure the department fulfills its regulatory responsibilities.
- Efficiently and effectively manage the organization's assets, capacities and finances.
- Preserve and enhance the County as a safe, sustainable and desirable place to live, work, visit, and recreate.

The following graphs represent a sample of CDD's performance measures for 2025. For a complete review of performance measures, please follow this link: <https://deschutes.org/cd/>.

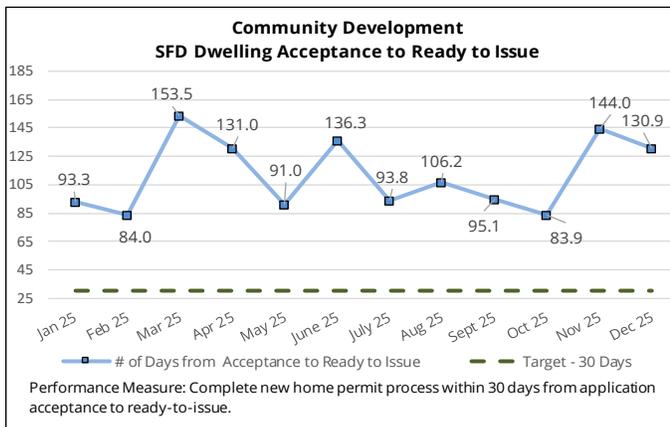
## 2025 Performance Management Results



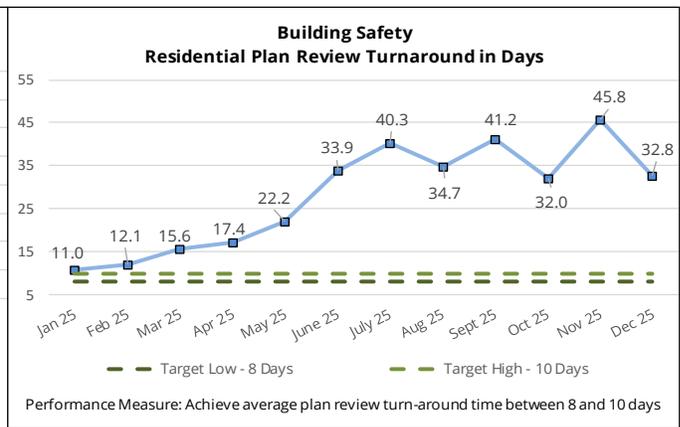
Annual Average of 103 Days - Target Achieved



Annual Average of 3.1 Days - Target Achieved



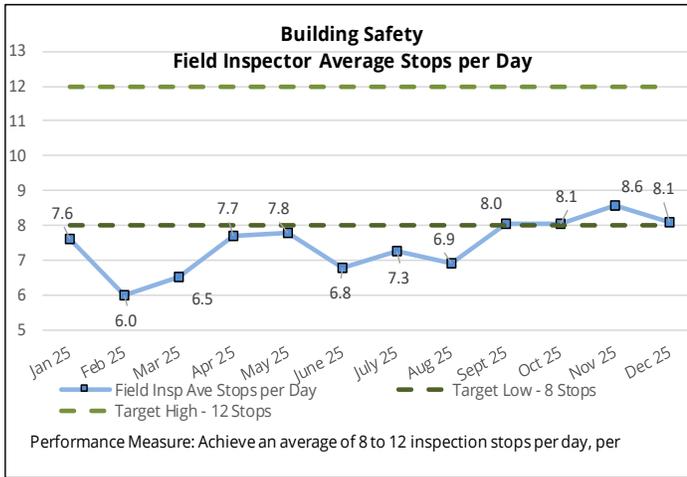
Annual Average of 111.9 Days - Target Not Achieved



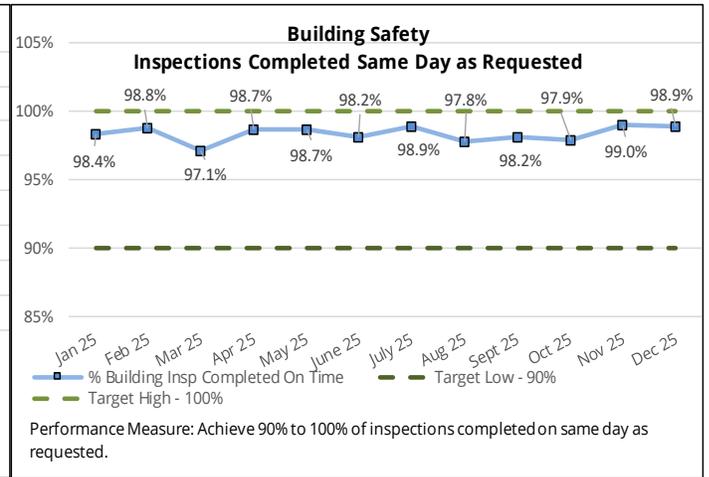
Annual Average of 28.2 Days - Target Not Achieved

# Performance Management

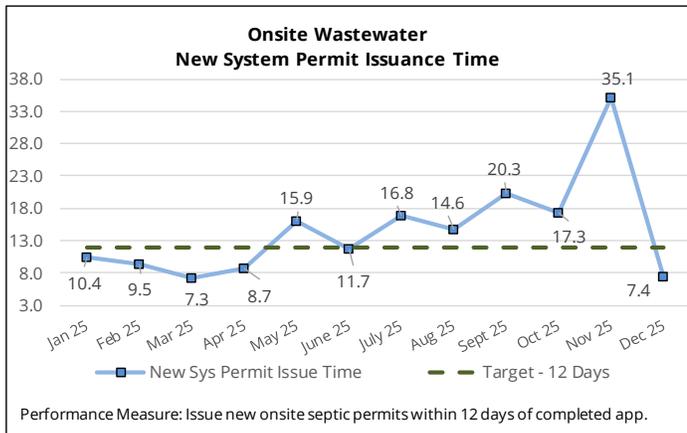
## 2025 Performance Management Results, continued



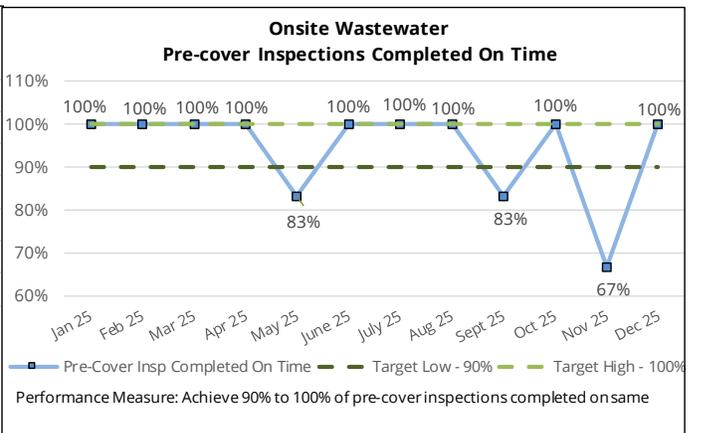
Annual Average of 7.4 Stops Per Day - Target Achieved



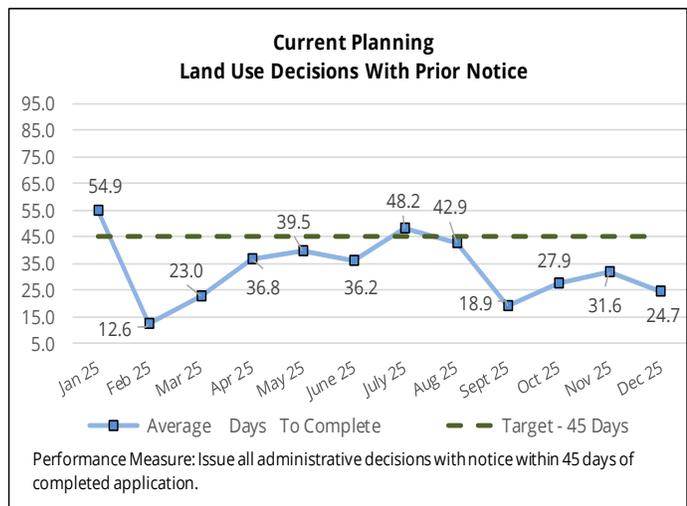
Annual Average of 98.4% - Target Achieved



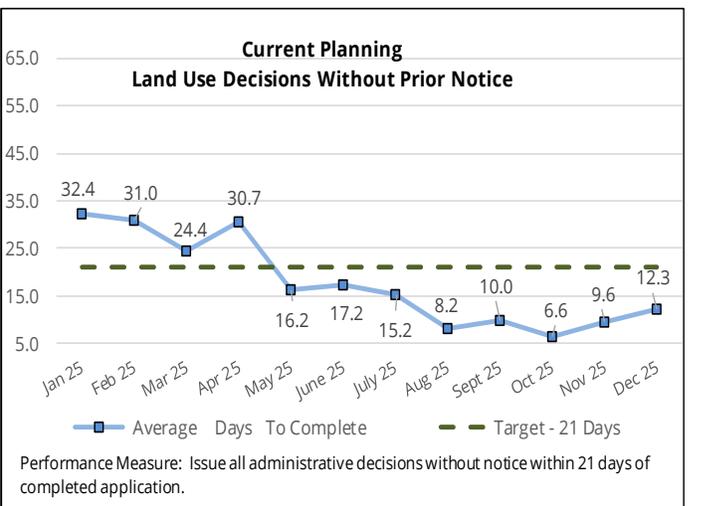
Annual Average of 14.6 Days - Target Within Range



Annual Average of 94.4% Completed - Target Achieved



Annual Average of 33.1 Days - Target Achieved



Annual Average of 17.8 Days - Target Achieved

# Performance Management

## 2025 Year in Review

- ✓ Invested significant resources training new staff.
- ✓ Created a Code Enforcement performance measure to monitor and manage case adjudication timelines.
- ✓ Revised Onsite Wastewater reports to aid in monitoring inspections completed per day and on time.



## FY 2026-27 Performance Measures By Division

CDD's FY 2026-27 performance measures align the department's operations and work plan with BOCC annual goals and objectives and the County's Customer Service "Every Time" Standards.

### Building Safety

- Achieve an average of 8-12 inspection stops per business day to provide quality service. (BOCC Goal & Objective SD-1)
- Achieve an average turnaround time of 8-10 business days for building plan reviews, ensuring compliance with or exceeding state requirements. (BOCC Goal & Objective SD-1)
- Achieve an average of 90-100% of inspections completed the same day as requested. (BOCC Goal & Objective SD-1)

### Code Enforcement

- Achieve an average adjudication time of 150 business days from date of case assignment to date of adjudication. (BOCC Goal & Objective SC-1)

### Coordinated Services

- Achieve an average turnaround time of 4 business days or fewer for permit ready-to-issue status. (BOCC Goal & Objective SD-1)

### Onsite Wastewater

- Achieve a 95% compliance rate for Alternative Treatment Technology (ATT) Septic System Operation and Maintenance (O&M) reporting requirements to protect groundwater. (BOCC Goal & Objective HP-4)
- Achieve an average of 12 business days for the issuance of new onsite septic system permits following the submission of a complete application. (BOCC Goal & Objective SD-1)
- Achieve 90-100% of pre-cover inspections completed the same day as requested. (BOCC Goal & Objective SD-1)

# Performance Management

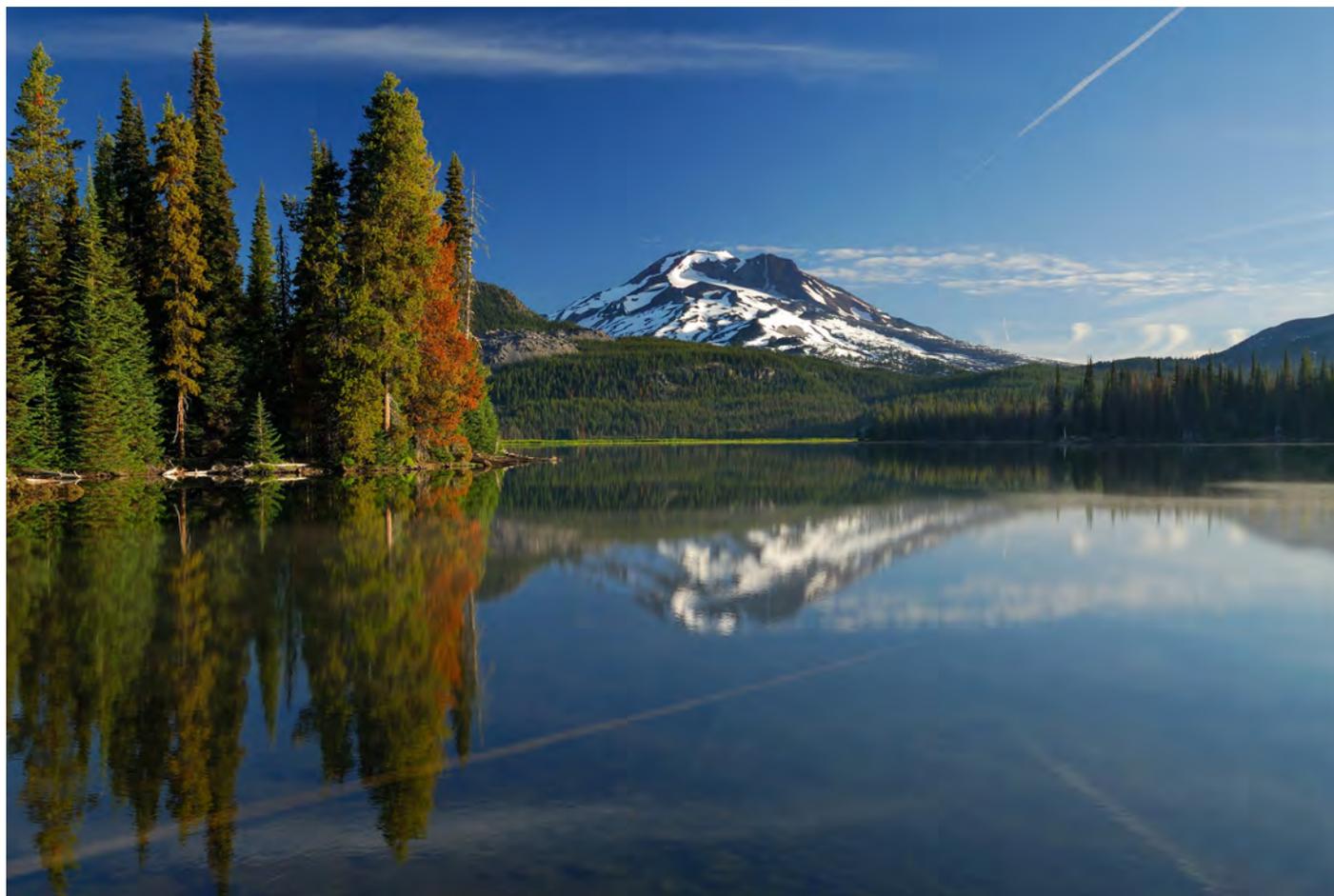
## FY 2026-27 Performance Measures By Division, continued

### Planning

- Issue all administrative decisions requiring notice within 45 business days and without notice within 21 business days following the submission of a complete application. (BOCC Goal & Objective SD-1)
- Update Deschutes County Code (DCC) to comply with HB 3197, Clear and Objective Code Update Project, which requires clear and objective standards for housing development in rural residential exception areas, unincorporated communities, and accessory farm worker accommodations. (BOCC Goal & Objective SC-3, HP-4, and RC-1)
- Natural Hazards / Wildfire Mitigation—Develop a work plan to amend the Comprehensive Plan and County Code requiring defensible space and fire-resistant building materials per SB 762 and SB 644. (BOCC Goal & Objective SC-3, HP-4, and RC-1)

### Natural Resources

- Maintain or increase the number of communities participating in the Firewise USA™ Program. (BOCC Goal & Objective HP-4)
- Maintain or increase public participation in Fire Free events as measured by yard debris collected. (BOCC Goal & Objective SC-3)



## Overview

Administrative Services includes the Community Development Director, Senior Management Analyst, two Systems Analysts and an Administrative Assistant. This division oversees a variety of functions that ensure smooth and efficient operations, including departmental operations, facilities, personnel, budget, customer services, compliance, technology services, administrative support, and performance measures.



## 2025 Year in Review

- ✓ Replaced computer equipment.
- ✓ Coordinated with the Human Resources Department to complete the Oregon Pay Equity and Market Evaluation Study.
- ✓ Provided addressing services to the cities of La Pine, Redmond, and Sisters, on contract.
- ✓ Facilitated enhancements to the Onsite Wastewater Operation & Maintenance software.
- ✓ Coordinated interdepartmental division meetings to promote collaboration, open communication, and explore different business practices.

## FY 2026-27 Work Plan Projects

- Participate in a County-led effort to create a Pre-disaster Preparedness Plan.
- Update CDD's Continuity of Operation Plan as necessary, based on lessons learned, and ensure staff awareness of their roles and responsibilities during an emergency.
- Facilitate process improvements related to application intake to ensure timely permit issuance.
- Improve CDD's customer-centric website so customers can understand and navigate development processes and online instructions.
- Integrate Natural Resources within CDD.
- Coordinate with the Cities of La Pine, Sisters, and Redmond to transition addressing responsibilities to those respective jurisdictions by January 2027.
- Support BOCC five member commission by educating new members.
- Seek BOCC direction for allocating funding to programs or projects that protect South County groundwater based on resources derived from the sale of Newberry Neighborhood property.

# Building Safety

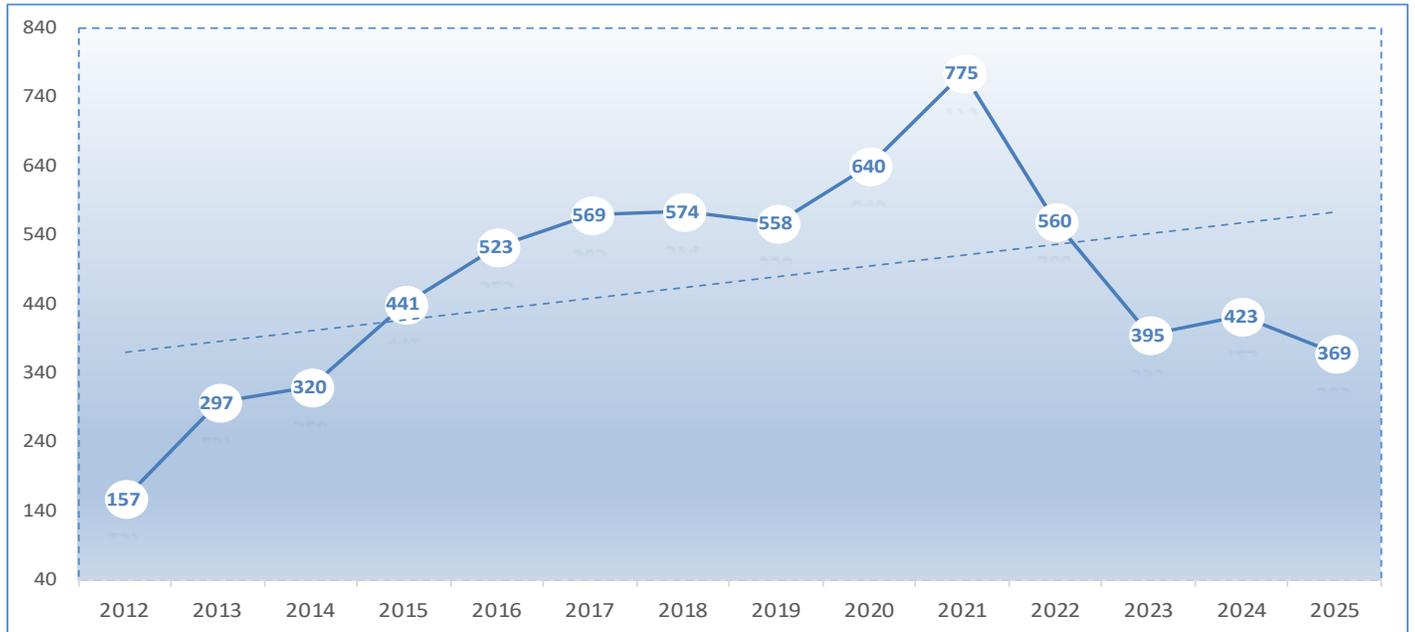
## Overview

Building Safety includes a Building Official, Assistant Building Official and fifteen Building Safety Inspectors. The division ensures structures are constructed, maintained, and used in compliance with applicable safety standards through consistent application of state and federal building codes and public education. It offers construction plan reviews, consultations, and inspections in the rural county and cities of Sisters and La Pine. Additionally, it provides services to Lake, Jefferson, Klamath, and Crook counties, the cities of Bend and Redmond, and the State of Oregon Building Codes Division, as needed.

## 2025 Year in Review

- ✓ Issued 369 new single-family dwelling permits. The distribution of these new homes for Deschutes County's building jurisdiction included:
  - Rural/unincorporated areas: 280
  - City of La Pine: 59
  - City of Sisters: 30
- ✓ Completed inspections on major projects such as:
  - Air Traffic Control Tower at Bend Airport
  - La Pine Community Health Clinic Wellness Center
  - Huntington Apartments, a 60-unit affordable housing complex in La Pine
  - Several spec industrial buildings in Sisters
- ✓ Completed major building plan reviews for:
  - Trinity Place Apartments, a 40-unit affordable housing complex in Sisters
  - Buckingham Elementary School addition
  - Several self-storage facilities in unincorporated Deschutes County
  - Multiple small-business tenant improvements in Sisters
  - Reeves Lane industrial building in La Pine
  - High Desert Museum addition
- ✓ Coordinated with City of Sisters' Planning Team and City Council to adopt Fire Hardening ordinance requiring compliance with Oregon Residential Specialty Code Section R327 within city limits, effective April 1, 2026.
- ✓ Provided A-level commercial electrical and plumbing inspections for the City of Redmond.
- ✓ Participated in Central Oregon's International Code Council Chapter meetings. A Plans Examiner serves on the Board of Directors.
- ✓ Successfully recruited and hired three new team members: an A-level Fire, Life, and Safety Building Inspector, an A-Level Plumbing Inspector, and an A-Level Electrical Inspector.
- ✓ Developed additional online resources for CDD's website.
- ✓ Participated in the Oregon Building Officials Association meetings. The Building Official serves on the Board of Directors.
- ✓ Provided continuing education and cross-training opportunities for staff.

## New Single-Family Dwelling Permits Issued



### FY 2026-27 Work Plan Projects

- Refine new inspector onboarding and training process.
- Update website, informational brochures, and handouts with updated information on fire hardening, residential energy measures, and tenant improvement requirements.
- Create internal reference guide for plan review process including document naming conventions, stamp requirements, and workflow routing standards.



# Building Safety

**Bend Airport Air Traffic Control Tower, Summer 2025.  
(At 115 feet, it is the tallest building in Central Oregon)**



## Overview

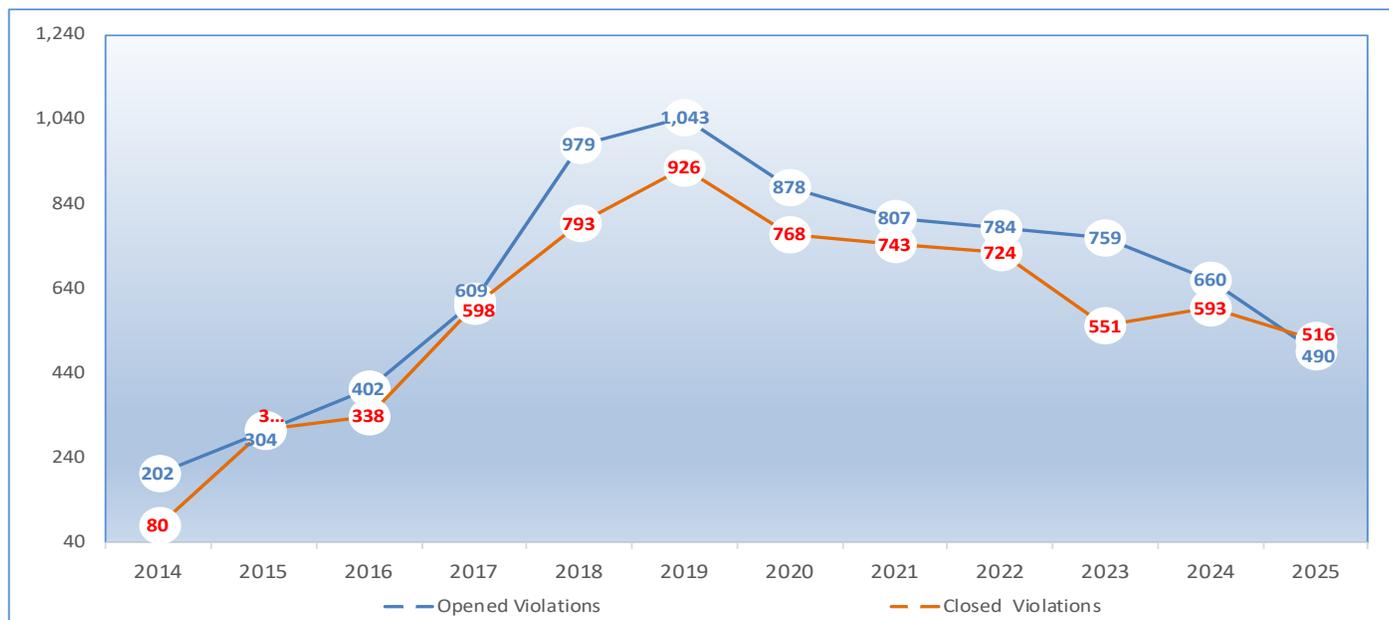
Code Enforcement includes an Administrative Supervisor and four Code Enforcement Specialists, which includes one as Lead. They are supported by a Deschutes County Sheriff's Office (DCSO) deputy, CDD divisions, and Legal Counsel. Code Enforcement helps maintain public health and safety by investigating complains related to land use, onsite wastewater systems, building, and solid waste codes. The division also collaborates with the cities of La Pine and Sisters for building code violations under the Building Safety program. The primary goal is to achieve voluntary compliance, with unresolved cases taken to Circuit Court, Justice Court or an Administrative Hearing. The program continues to refine its proactive education procedures and abatement processes.

## 2025 Year in Review

- ✓ Received 490 new cases and resolved 516 during the year.
- ✓ Analyzed the Code Enforcement program and revised procedures to improve case assignment, management, and proceedings.
- ✓ Utilized the designated DSCO deputy for site visits, Pre-Enforcement Notice (PEN) delivery, training in Accela, night visits, etc.
- ✓ Presented code enforcement statistics at the annual Cannabis Advisory Committee meeting to demonstrate its partnership with the DCSO.
- ✓ Processed noxious weed complaints in partnership with Natural Resources.
- ✓ Created and utilized the Voluntary Abatement Compliance Agreement resulting in owner agreed-upon abatement.
- ✓ In partnership with Legal Counsel, Finance, and Property and Facilities, awarded a contract to a company that removes solid waste due to property abatement.
- ✓ Collaborated with Legal Counsel for abatement, foreclosure and bankruptcy circumstances.
- ✓ Updated Accela for deputies to track inspections, documentation and results.
- ✓ Promoted a third Specialist to a Specialist II.
- ✓ Coordinated with all CDD divisions in implementing RVs as a second dwelling.
- ✓ Participated in Dark Skies conversation and implementation.
- ✓ Improved training program for new hires.
- ✓ Revised the Code Enforcement Training Manual with the Lead Specialist.
- ✓ Coordinated with Planning to transition the Medical Hardship tracking responsibilities to an Administrative Assistant position.

# Code Enforcement

## Annual Cases Opened and Closed



## FY 2026-27 Work Plan Projects

- Improve methods of communication with complainants regarding case status and closure.
- Improve public education through webpage updates.
- Update the Policy and Procedures Manual to include the property abatement process.
- Amend DCC 15.04 Dangerous Building Abatement in coordination with the Building Safety Division.
- Amend DCC 1.16 Abatement language to include appeal processes.
- In coordination with Legal Counsel, create and implement the Stipulation and Agreed Order of Judgement.
- Hire and train fourth Code Enforcement Specialist.



Before Compliance

After Compliance



# Coordinated Services

## Overview

Coordinated Services includes an Administrative Supervisor, three Permit Technician II's, two are assigned Lead duties, and four Permit Technician I's. This division provides permit coordination and direct services to customers. Staff ensure accurate information is delivered to the public, helping minimize wait times and streamlining operation.

## 2025 Year in Review

- ✓ Provided exceptional customer service to in-person customers and virtual users through the Accela online portal.
- ✓ Revised the Cash Handling Policy to specify all cash payments be made in exact amounts owed. No currency drawers or change funds are available on the premises.
- ✓ Updated the application intake checklist to ensure greater consistency and accuracy across application types.
- ✓ Promoted a second Lead Permit Technician to provide training and support for new hires.
- ✓ Coordinated with the Road Department to enhance the driveway access permit application process and successfully implemented a more streamlined system.
- ✓ Created a comprehensive list of commonly required inspections, categorized by project type, to better assist customers in scheduling inspections efficiently.
- ✓ Coordinated monthly meetings with each division to review processes, identify issues, develop solutions, and discuss current projects.



## FY 2026-27 Work Plan Projects

- Update CDD's decommissioning plan process and procedure, and created a new record type to track completion for improved accountability.
- Revise internal processes and procedures for legitimizing unpermitted structures, ensuring consistency, compliance, and clear pathways for resolution.
- Implement standardized procedures for application intake, ensuring applications are complete before they are accepted.

## Overview

Onsite Wastewater includes an Onsite Wastewater Manager, Onsite Wastewater Specialist III, one Onsite Wastewater Specialist II, two Onsite Wastewater Specialist I's and an Administrative Assistant. The division regulates septic systems to ensure state compliance and environmental factors for public health and resource protection. This division provides site evaluations, design reviews, permitting, inspections, technical assistance, and coordination with the Oregon Department of Environmental Quality (DEQ). Staff inspect sewage pumper trucks, report on existing wastewater systems, maintain an operation and maintenance (O&M) tracking system, provide public information on wastewater regulations, and investigate sewage hazards. They also work proactively to protect groundwater, collaborating with DEQ on permitting systems in southern Deschutes County.

## 2025 Year in Review

- ✓ Assessed 188 sites for onsite wastewater treatment and dispersal systems, and issued 785 permits and authorizations for new and existing onsite treatment and dispersal systems.
- ✓ Repaired 151 failing or substandard systems, correcting sewage health hazards and protecting public health and the environment.
- ✓ Provided 12 property owners in South County with rebates of \$3,750 per property for upgrading conventional onsite wastewater treatment systems to nitrogen-reducing pollution reduction systems.
- ✓ Monitored over 2,000 septic system maintenance contracts and annual reports for O&M requirements.
- ✓ Worked with DEQ on permitting protective onsite wastewater systems in South County. Participated in several variance hearings for modified advanced treatment systems on severely limited sites.
- ✓ Improved O&M process by establishing an online document upload capability and contract termination notification system for service providers.
- ✓ Participated in a statewide DEQ work group to improve and consolidate data management with the O&M program.
- ✓ Participated on Oregon DEQ Onsite Wastewater Treatment System Rule Advisory Committee.
- ✓ Coordinated with all CDD divisions in implementing RVs as a second dwelling.
- ✓ Staff member obtained Certified Professional Soils Scientist certification.



# Onsite Wastewater

## FY 2026-27 Work Plan Projects



### Onsite Wastewater Program

- Participate in the Upper Deschutes Agricultural Water Quality Management Area Local Advisory Committee.
- Participate in the Oregon DEQ O&M Enforcement Committee to implement effective and consistent enforcement that results in compliance.
- Collaborate with the O&M Data Management System Group to find a statewide solution to improve administration of the O&M reporting requirements.
- Support and train for newly approved Alternative Treatment Technology (ATT) systems that demonstrate the ability to reduce nitrogen pollution.
- Coordinate with the Planning Division regarding land use applications and code amendments that impact onsite wastewater processes.

### Groundwater Protection Program

- Continue requiring upgrades of conventional systems to protective nitrogen reducing systems in coordination with DEQ to protect water resources in South County.
- Continue offering financial assistance opportunities to South County property owners to upgrade conventional systems to nitrogen-reducing pollution reduction systems through Nitrogen-Reducing System Rebates and the NeighborImpact Non-conforming Loan Program.
- Review groundwater protection policies for South County and continue reviewing variance applications in high-risk areas with DEQ onsite staff to ensure water resources are protected.
- Prepare for the sale of County properties within the Newberry Neighborhood in La Pine and manage funds in the Groundwater Protection Fund. Explore expanding current financial assistance programs with existing partners.
- Support efforts by DEQ to protect South County groundwater.
- Update webpage with groundwater protection information.

## Overview

Planning includes a Planning Director (Community Development Director), Planning Manager, two Principal Planners, one Natural Resources Supervisor, two Senior Planners, three Senior Long Range Planners, one Senior Transportation Planner, two Associate Planners, one Assistant Planner, and two Natural Resources Specialists. The division consists of three areas: Current Planning, which processes land use applications and provides public information; Long Range Planning, which updates the comprehensive plan and county code and handles special projects; and Natural Resources, which assists communities in becoming more adapted to wildfire through fuels reduction and wildfire education.

## Current Planning

Reviews land use applications for compliance with Deschutes County Code (DCC) and state law, including zoning, subdivision, and development regulations, and facilitates public hearings. Staff verify compliance for building permit and septic applications and coordinate with Code Enforcement on complaints and permit conditions. Staff also perform road naming duties; provide assistance at the counter, by phone, and via email.

## Long Range Planning

Conducts long-range planning including land use policy with the BOCC, the Planning Commission, community, and partner organizations. Updates the Comprehensive Plan and zoning regulations, coordinates regional planning projects, including population forecasts with Portland State University and cities, monitors legislative sessions, and serves on local, regional, and statewide committees focused on transportation, natural resources, growth management, and economic development.

## Transportation Planning

Provides comments and expertise on land use applications and calculates System Development Charges (SDC); advises on traffic issues for permitted events; participates in the County Capital Improvement process; applies for grants for bicycle and pedestrian facilities; coordinates with the Bicycle and Pedestrian Advisory Committee (BPAC); participates in Oregon Department of Transportation (ODOT) refinement planning; coordinates road issues with the Bureau of Land Management (BLM) and the United States Forest Service (USFS); and serves on local and regional transportation committees, including BPAC, the Bend Metropolitan Planning Organization Technical Advisory Committee (TAC), and Central Oregon Area Commission on Transportation TAC.

## Floodplain & Wetlands Planning

Provides expertise on land use applications, code enforcement, and property inquiries in floodplain and wetland areas. Staff, certified as Floodplain Managers, offers up-to-date information on Federal Emergency Management Agency (FEMA) regulations, surveying, and construction requirements. Coordination is often needed with FEMA, US Army Corps of Engineers, Oregon Department of State Lands, Oregon Department of Fish and Wildlife, and USFS.

## Natural Resources

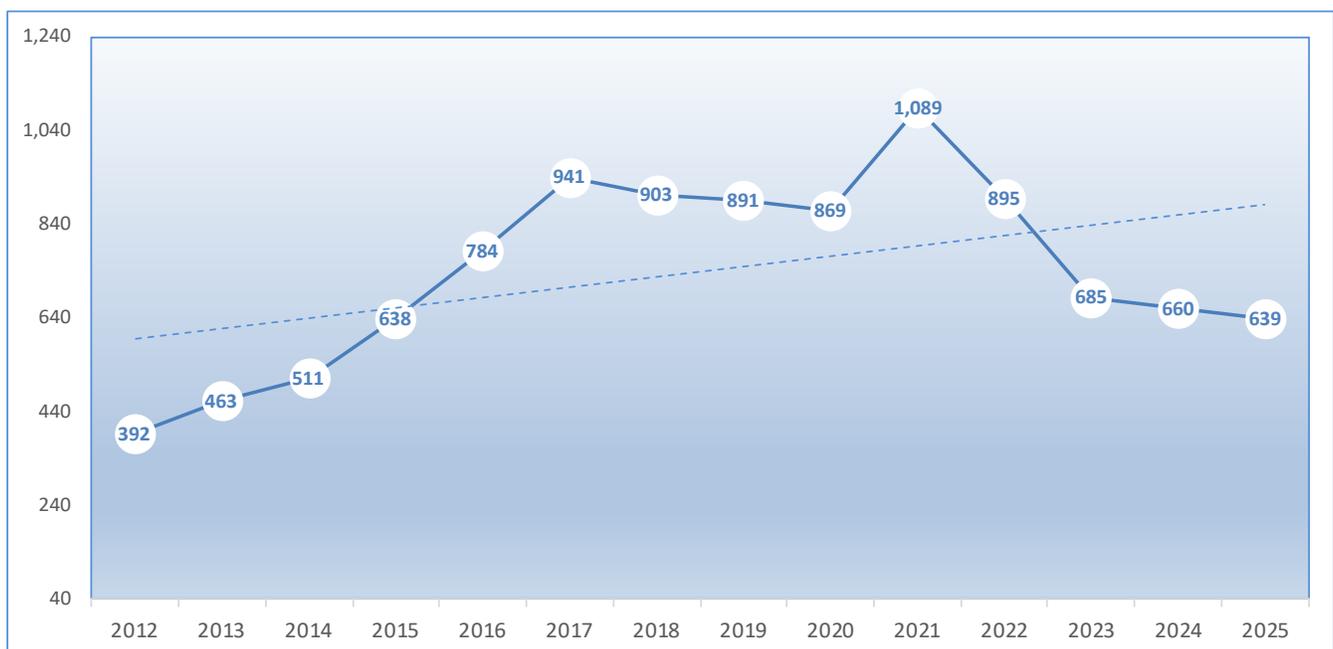
Provides leadership, technical expertise, and assistance to protect and enhance natural resources while reducing risks to life and property. Coordinates closely with local organizations and offers assistance to communities in becoming more adapted to wildfire through reducing noxious weeds and hazardous wildland fuels in and around developed areas, providing fire preparedness education through Project Wildfire and encouraging resident participation in the FireFree and Firewise USA™ Program.

# Planning

## 2025 Year in Review

- ✓ Counter coverage averaged 191 customer visits a month compared to 205 in 2024.
- ✓ Received 639 land use applications compared to 660 in 2024, a decrease of 3.2% from the prior year.
- ✓ Conducted 7 BOCC public hearings in 2025 compared to 8 in 2024.
- ✓ Recorded 14 final plats in 2025, creating a total of 120 residential lots or parcels, of which 97 are located within a destination resort.
- ✓ Received 3 applications to amend the Comprehensive Plan designation of certain properties, with a corresponding zone change.

### Land Use Applications Received



Twelve land use projects, were reviewed by Hearings Officers compared to 13 in 2024. They included:

- ✓ Plan Amendment/Zone Change from Exclusive Farm Use to Non-Resource Zoning (2)
- ✓ Replacement Dwelling in the Exclusive Farm Use Zone
- ✓ Lava Butte Trail ODOT project
- ✓ Sunriver Community Limited Zone Amendments / Equestrian
- ✓ Non-Farm dwelling (2)
- ✓ RV Park Text Amendment
- ✓ Lot of Record Determination
- ✓ Deschutes Junction Conditional Use and Site Plan Review
- ✓ Development in and adjacent to the Deschutes River
- ✓ Accessory Dwelling Unit

## 2025 Year in Review, continued

The BOCC conducted 15 quasi-judicial land use hearings or proceedings compared to 8 during 2024.

- ✓ Thornburgh Remand
- ✓ Appeals declined for review by the BOCC (1)
- ✓ Road Name Changes (2)
- ✓ Improvement Agreements (3)
- ✓ Psilocybin Service Center / LUBA Reversal / Executive Session
- ✓ Commercial Activity in Conjunction with Farm Use for a Winery
- ✓ Plan Amendment Zone Changes from Exclusive Farm Use to Non-Resource Zones (4)
- ✓ Sunriver Community Limited Zone Amendments / Equestrian
- ✓ RV Park Text Amendment in Tumalo Commercial (TUC) District

Five appeals were filed with the Land Use Board of Appeals compared to 7 in 2024:

- ✓ Destiny Court Plan Amendment / Zone Change
- ✓ Last Ranch Plan Amendment Zone Change
- ✓ Thornburgh Remand
- ✓ McKenzie Meadow Village Plan Amendment / Zone Change

## Legislative Amendments

The BOCC adopted:

- ✓ Greater-Sage Grouse Map Update—Incorporated updated maps adopted by state rulemaking for the County's Greater-Sage Grouse Combining Zone.
- ✓ Temporary Hardship Dwelling Amendments—Completed update to requirements for temporary hardship dwellings to amend outdated references and codify local policy choices.
- ✓ Farm and Forest Rulemaking Amendments—Completed update to bring local code into compliance with changes made during the state's 2024 Farm and Forest Modernization Rulemaking Project.
- ✓ Deschutes County 2040 Reconsideration—Completed hearing and amendments to the document associated with Land Use Board of Appeals (LUBA) Petitioner's Brief.
- ✓ Outdoor Lighting Amendments—Completed update to county lighting ordinance and prepared educational materials to reduce light pollution in the rural county.
- ✓ Property Line Adjustment / Variance Amendments—Removed variance requirement for property line adjustments resulting in a change to more than 10% of a substandard lot.
- ✓ Wildfire Hazard Map Repeal—In accordance with SB 83 and 75, removed local reference to State Wildfire Hazard Maps and wildfire mitigation standards for Rural Accessory Dwelling Units, established by prior legislation.

# Planning

## 2025 Year in Review, continued



### Clear and Objective Code Update Project

As of 2023, state law requires clear and objective standards, conditions, and procedures for development of needed housing in unincorporated communities, on non-resource lands, and in areas zoned for rural residential development. Throughout 2025, staff coordinated with a consultant to complete several code updates to comply with these requirements.

- ✓ Amended Title 18, County Zoning Ordinance to clarify definitions, accessory use, and dimensional standards.
- ✓ Amended Title 17, County Subdivision Ordinance to clarify land division requirements for residential development, as well as lot configuration standards.
- ✓ Amended Title 18, Goal 5 requirements for Landscape Management, and Wildlife Area, Sensitive Bird and Mammal Habitat Combining Zones. Clarified requirements for rimrock setbacks, wetland fill and removal, and related chapters.

### Deschutes 2040 Comprehensive Plan Update

- ✓ Coordinated with Legal Counsel and the BOCC on the appeal of Deschutes County 2040 Comprehensive Plan.

## Grants

### Certified Local Government (CLG) Grant

Planning staff applied for and received an 18-month \$9,000 Certified Local Government Grant from the State Historic Preservation Office (SHPO) to assist Deschutes County with its historic preservation programs. This grant cycle will conclude in June 2026.

### Housing Planning Assistance Grant

Between 2023 and 2025, the Oregon Department of Land, Conservation and Development (DLCD) awarded the department a consultant contract through its Planning Assistance Grant program. The consultant, hired by DLCD, is aiding staff in its Clear and Objective code update project.

In 2025, the DLCD awarded the department a multi-year Housing Planning Assistance grant of \$25,000 to explore amendments to County Code related to development and land divisions in future urbanizable areas.

## 2025 Year in Review, continued

### Coordination with Other Jurisdictions, Agencies and Committees

#### Bicycle and Pedestrian Advisory Committee (BPAC)

BPAC met 12 times, commenting on regional transportation issues, trail connections between cities and recreation areas, bicycle and pedestrian safety issues, and ODOT projects, among others. BPAC convened a well-attended Tri-County Bicycle and Pedestrian Summit in April. The committee underwent several personnel changes, including election of a new chair and co-vice chairs.

#### Oregon Department of Transportation (ODOT)

- Participated in Baker Road-Lava Butte Multi-use Path and Lava Butte-La Pine Multi-use Path TAC
- Baker Road Interchange Area Management Plan TAC
- Quarterly meetings with ODOT, Road Department, and the cities of Bend and Redmond to review traffic modeling needs
- Stakeholder committee for ODOT study on wildlife passages for US Hwy 20 between Bend and Santiam Pass
- Transportation Planning and Analysis traffic modeling discussion
- US Hwy 97 Safety Study coordination
- US Hwy 20 (Greenwood Ave.) 3rd Street / Powell Butte Hwy Refinement Plan; OR126 / 35th St. (Redmond) Quick Build working group coordination; and Transportation Safety Action Plan (TSAP) design coordination for Hwy 20 / Hwy 97 Focus Areas



#### Deschutes River Mitigation and Enhancement Committee

Convened three Deschutes River Mitigation and Enhancement Committee meetings to adopt a work plan and budget for mitigation funds, and receive updates from ODFW, Deschutes River Conservancy, Upper Deschutes Watershed Council, Central Oregon Irrigation District, and other key agency and nonprofit partners.

# Planning

## 2025 Year in Review, continued

### Coordination with Other Jurisdictions, Agencies and Committees

#### **City of Bend**—Coordinated with City staff regarding:

- ✓ Bend Urban Growth Boundary (UGB) Amendment / HB 1537 / Affordable Housing Project
- ✓ Long-term planning for the Outback Water Filtration Facility
- ✓ Sequential review process for Growth Plan Update and UGB Expansion
- ✓ Bend Metropolitan Planning Organization TAC

#### **City of La Pine**—Coordinated with City staff regarding:

- ✓ Land use applications for effects on county road system
- ✓ La Pine 2045 Comprehensive Plan Update
- ✓ Newberry Neighborhood comprehensive plan designations, master plan and implementing regulation

#### **City of Redmond**—Coordinated with City staff regarding:

- ✓ CORE3—Plan amendment Zone Change and UGB Amendment for a dedicated, multi-agency coordination center for emergency operations and training led by Central Oregon Intergovernmental Council

#### **City of Sisters**—Coordinated with City staff regarding:

- ✓ Participation in the implementation of Sisters Country Vision Plan and Sisters Comprehensive Plan
- ✓ Participation in the City's UGB expansion process

#### **Deschutes County**

- ✓ Provided updates to BOCC regarding Eastern Oregon Solar Siting Rulemaking, Greater-Sage Grouse Population Status, and Portland State University population updates

#### **Oregon Department of Forestry**

- ✓ Coordinated with Oregon Department of Forestry and the Office of the State Fire Marshall on the release of the State Wildfire Hazard Map as outlined in SB 762 and SB 80

#### **Bend Parks and Recreation District (BPRD)**

- ✓ Coordinated with BPRD on mid-term update to district's Comprehensive Plan and Park Search Map



## FY 2026-27 Work Plan Projects

### Development Review

- Respond to phone and email customer inquiries within 48 to 72 hours.
- Conduct pre-application meetings and respond to customer inquiries (counter, phones, and emails).
- Issue all administrative (staff) decisions for land use actions that do not require prior notice within 21 days of determination of a complete application.
- Issue all administrative (staff) decisions for land use actions requiring prior notice within 45 days of determination of a complete application.
- Process Hearings Officer decisions for land use actions and potential appeals to the BOCC within 150 days per State law.
- Improve webpage accessibility to the public to view records associated with complex land use applications.

### Resource Stewardship & Community Resilience

- Groundwater Protection — Support efforts by DEQ and Onsite Wastewater Division to protect South County groundwater, including the Groundwater Protection Program Annual Report.
- Natural Hazards — Pending state legislative changes and updates to Fire Risk Mapping in 2025, develop a work plan to amend the Comprehensive Plan and County Code requiring defensible space and fire-resistant building materials per SB 762 and SB 80 (2021 and 2023, Wildfire Mitigation).
- Natural Hazards Mitigation Plan — I initiate recommended development code amendments.
- Greater-Sage Grouse — Continue to participate as a cooperating agency with the Bureau of Land Management.
- Dark Skies update — Revisit the county's existing outdoor lighting ordinance (DCC 15.10) and update.

### Comprehensive Plan Update

- Initiate update to Terrebonne Community Plan, including outreach, technical coordination, collaboration with special districts, and updates to plan goals, policies, and narrative.
- Initiate Comprehensive Plan Amendment to recognize 2025 Large Lot Industrial study completed by Central Oregon Intergovernmental Council.
- Monitor appeal of Deschutes County 2040 Comprehensive Plan.

### Transportation Planning

- Process road naming requests associated with certain types of development on a semi-annual basis.
- Administer the County's Transportation SDC program.
- Coordinate with Bend Metropolitan Planning Organization (MPO) on regional projects and planning.
- Coordinate with ODOT on roadway projects and interchange area management plans.

# Planning

## FY 2026-27 Work Plan Projects, continued

### City of Bend Coordination

- Coordinate on growth management issues, including technical analyses related to housing and employment needs and SB 1537, Expedited UGB Amendment for affordable and workforce housing.
- Coordinate with BPRD for the development of park space in Southeast Bend.
- Coordinate on urbanization related code amendment projects.
- Outback Expansion—Forthcoming plan amendment, zone change, text amendment.
- Coordinate on collection system master plan/public facility plan.
- Coordinate on water reclamation facility plan/public facility plan.

### City of La Pine Coordination

- Participate in La Pine 2045 Comprehensive Plan Update process.
- Coordinate campground feasibility analysis on County-owned properties within city limits.
- Coordinate transportation impacts and long-range planning for County-owned right-of-way facilities located within city limits
- Participate with Deschutes County Property Management and City of La Pine to update and amend the county-owned Newberry Neighborhood comprehensive plan designations and master plan, and implement regulations.
- Coordinate as needed with City staff on the full update to the La Pine Transportation System Plan, primarily providing feedback to the consultant team as needed as it relates to County facilities within and surrounding the City.
- Coordinate on the Cagle Infill Development Plan as needed, as it relates to city facility planning that will be connecting with Burgess Rd.
- Addressing coordination and transferring responsibilities to the City.

### City of Redmond Coordination

- Coordinate implementation of their Comprehensive Plan Update.
- Update the Joint Management Agreement and Urban Holding Zone lands per HB 3197.
- Coordinate planning efforts for McVey interchange on South Highway 97 to access Large Lot Industrial Lands through either a Goal Exception process or legislative equivalent.

### City of Sisters Coordination

- Participate in the implementation of Sisters Country Vision Plan and City of Sisters Comprehensive Plan Update.
- Participate in the UGB Expansion process.
- Coordinate on urbanization related code amendment projects.
- Partner on historic preservation activities.

## FY 2026-27 Work Plan Projects, continued

### **DLCD Rulemaking**

- Monitor rulemaking pertaining to Goal 5—Cultural Areas and Farm and Forest Conservation Program improvements.
- If required, initiate legislative amendments to the Comprehensive Plan and zoning code.

### **Growth Management Committees**

- Coordinate and/or participate on Deschutes County BPAC, Project Wildfire, and Deschutes River Mitigation and Enhancement Committee.



### **Historic Preservation—CLG Grant**

- Administer 2025-26 CLG Grant from SHPO.

### **Housekeeping Amendments**

- Initiate housekeeping amendments to ensure county code complies with state law.

### **Housing Strategies**

- Amend county code to define family for unrelated persons per HB 2538 (Non-familial Individuals).
- Explore options and approaches to address rural housing and homelessness as allowed under state law.

### **Legislative Session (2026-27)**

- Participate in legislative or rulemaking to shape state laws that benefit Deschutes County.

### **Planning Commission Coordination**

- Coordinate with the BOCC to establish strategic directions for the Planning Commission.

### **Zoning Text Amendments**

- Childcare—Review code for consistency with state law and greater flexibility in establishing facilities.
- Forest Zone Code—Review for compliance with Oregon Administrative Rules.
- Lot Line Adjustments and Re-platting.
- Establish procedures for private burial grounds.
- Title 19, 20, 21—Language related to Class I, II, and III road projects as allowed uses.
- Title 22—Procedures ordinance for consistency with state law and planning department interpretations.

# Natural Resources

## 2025 Year in Review

- ✓ Facilitated regular meetings for Project Wildfire, Project Wildfire Neighborhood Coalition, and Deschutes County Noxious Weed Board.
- ✓ Expanded Project Wildfire Steering Committee by adding three new members.
- ✓ Completed fire fuel breaks for Central Oregon Irrigation District and City of Bend.
- ✓ Completed fuels reduction projects for Inn of the Seventh Mountain, Points West, Deschutes Land Trust, community of Plainview, and Deschutes County-owned lots.
- ✓ Completed the 2025 Greater Sisters Country Community Wildfire Protection Plan.
- ✓ Managed the 2025 Fall Fuels Reduction Grant Program which funded 53 communities.
- ✓ Managed the 2025 Spring Sweat Equity Bin Rental Program which was awarded to 30 communities.
- ✓ Treated lots for Yellow Flag Iris along the Deschutes River.

## FY 2026-27 Work Plan Projects

- Integrate Natural Resources into CDD under the Planning Division.
- Continue monitoring funding opportunities.
- Continue facilitating regular meetings for Project Wildfire, Project Wildfire Neighborhood Coalition, and Deschutes County Noxious Weed Board.
- Support efforts by Central Oregon wildfire education groups to expand outreach and education opportunities.
- Continue to offer Wildfire Mitigation & Fuels Reduction grant opportunities to county residents.
- Complete updates for Community Wildfire Protection Plans and educate the public through regular meetings and presentations.
- Support Project Wildfire Neighborhood Coalition by recruiting, mentoring, and educating Deschutes County residents.
- Support fuels mitigation and wildfire preparedness education and outreach through the La Pine Wildfire Mitigation Project.
- Provide three grant opportunities to Deschutes County communities through the BLM Good Neighbor Authority.
- Facilitate community wildfire risk reduction through the Sweat Equity Bin Rental Program, the Fall Fuel Reduction Grant Program, and the Fuels Reduction Project in La Pine.
- Complete the Buttes to Basin project at Inn of the Seventh Mountain and Points West communities.
- Perform education and outreach for the Noxious Weed Program.

# Community Involvement Report

## 2025 Year in Review

Statewide Planning Goal 1, Citizen Involvement, requires cities and counties to create a citizen involvement program that provides opportunities for community participation in land use planning processes and decisions.

Land use legislation, policies, and implementation measures made by Oregonians nearly 50 years ago helped shape Oregon's urban and rural environments. Likewise, choices made today will ultimately shape these areas in the future. Successful land use planning occurs through an open and public process that provides room for information gathering, analysis, and vigorous debate. Deschutes County's Community Involvement program is defined in Section 1.2 of the Comprehensive Plan.

This chapter identifies the County Planning Commission as the committee for citizen involvement. It also contains the County's Community Involvement goal and corresponding five policies that comply with Goal 1. This report briefly discusses the noteworthy community involvement actions undertaken by the Planning Division in 2025. The report is intended to provide county residents and stakeholders with a tool to assess its effectiveness and offer additional suggestions the County can utilize to ensure that its diverse communities remain actively involved in land use planning discussions.

**Flat Fire Crew, Sisters-Camp Sherman Fire Department**



# Community Involvement Report

## 2025 Year in Review, continued

### Planning Commission

Convened 18 times to consider:

- ✓ Baker Road Interchange Area Management Plan Presentation
- ✓ CDD FY 2024-25 Annual Report & Work Plan
- ✓ Clear and Objective Housing Code Updates
- ✓ Dark Skies Amendments
- ✓ Farm and Forest Housekeeping Amendments
- ✓ Housing Panel Discussion
- ✓ Planning 101 Presentation
- ✓ Property Line Adjustment / Minor Variance Amendments
- ✓ R327 Building Code Amendments
- ✓ Request to Review Hearings Officers Decisions (247-23-000-302-DR/25-93-A)
- ✓ Greater-Sage Grouse Map Amendment Update
- ✓ Southern Deschutes County Groundwater Protection Annual Report
- ✓ Statewide Wildfire Hazard Mapping and Rules
- ✓ Temporary Hardship Dwelling Amendments
- ✓ Terrebonne Informational Presentations



### Historic Landmarks Commission (HLC)

Convened four times to consider:

- ✓ CDD FY 2025-26 Annual Report & Work Plan
- ✓ CLG Grant Projects
- ✓ DLCD Goal 5 Cultural Areas Rulemaking
- ✓ Updates from Bend and Redmond Historic Landmarks Commission
- ✓ Women's History Multi-Property Documentation Project