



MEMORANDUM

**TO:** Deschutes County Board of Commissioners  
**FROM:** Peter Gutowsky, AICP, Director  
**DATE:** January 4, 2023  
**SUBJECT:** Planning Commission Representation / Geographic Areas

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**I. DIRECTION**

Staff is seeking direction from the Board of County Commissioners (Board) as it pertains to the preferred number of appointed Planning Commissioners, and their respective geographic areas. If changes are warranted, Deschutes County Code (DCC) Chapter 2.52, Deschutes County Planning Commission, can be amended so it informs subsequent recruitments.

**II. BACKGROUND**

Recent Board discussions about the Planning Commission composition have highlighted the omission of a Tumalo area representative.<sup>1</sup> While geographic representation is not mandatory under DCC, this realization provides an opportunity to revisit DCC Chapter 2.52 to ensure that the number of Planning Commissioners and their respective geographic areas remain representative of Deschutes County. DCC Chapter 2.52 has been in place since 1994.<sup>2</sup> DCC 2.52.040(A) recognizes seven appointed Planning Commission members.<sup>3</sup> DCC 2.52.040(D) describes their membership.<sup>4</sup> They currently represent: At-large (2), Bend (2), Redmond, Sisters, and South County (1 each). The geographic areas are illustrated in Figure 1. The townships and ranges noted in DCC 2.52.040(D) are elaborated further below in Table 1.

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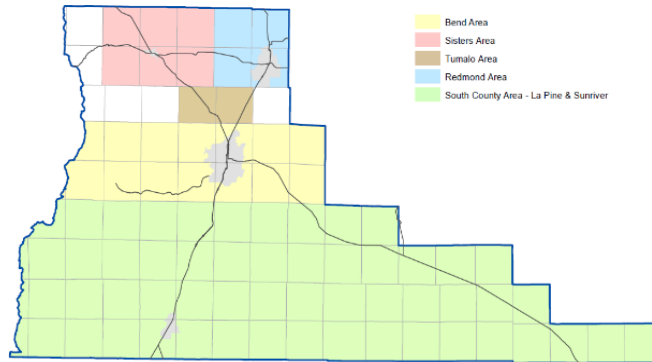
<sup>1</sup> Board meeting. December 21, 2022. Item #11. <https://mccmeetings.blob.core.usgovcloudapi.net/deschutes-pubu/MEET-Packet-91e89ee474214f93871713a9f54d009f.pdf>

<sup>2</sup> [https://deschutescounty.municipalcodeonline.com/book?type=ordinances#name=CHAPTER\\_2.52\\_DESCHUTES\\_COUNTY\\_PLANNING\\_COMMISSION](https://deschutescounty.municipalcodeonline.com/book?type=ordinances#name=CHAPTER_2.52_DESCHUTES_COUNTY_PLANNING_COMMISSION).

<sup>3</sup> The commission shall be composed of seven members, appointed by the Board of County Commissioners, who reside within the County.

<sup>4</sup> The membership of the commission shall, as much as possible, be representative of the various geographic areas of the County. This should generally consist of the following: One member from the south County area of La Pine and Sunriver (Townships 19-22); two members from the Bend area (Townships 17 and 18); one member from the Tumalo area (Townships 16, Ranges 11 or 12); one member from the Sisters area (Townships 14 or 15, Ranges 9, 10 and 11); one member from the Redmond area (Townships 14 or 15, Ranges 12 or 13); and one member at large. Failure to achieve such geographic representation shall not affect the validity of any action taken by the planning commission.

**Figure 1 – Planning Commission Membership**



**Table 1 – Planning Commission Membership**

Area	Existing Single Family Homes <sup>5</sup>	Comments
<b>Bend</b>	47,614	<ul style="list-style-type: none"> <li>• Most of Deschutes County’s residents live in the Bend area. It represents the city of Bend and thousands of rural residences, Exclusive Farm Use (EFU), Forest Use (F1 and F2), Multiple Use Agricultural (MUA-10), Rural Residential (RR-10), Suburban Residential (SR 2.5), Urban Area Reserve (UAR-10), and Westside Transect (WTZ) zoned properties.</li> <li>• West of Bend, rural residential subdivisions include but are not limited to: Highlands of Broken Top, Inn at 7th Mountain, Miller Tree Farm, Skyliner, Saddleback, Tetherow Destination Resort, Westgate, and Widgi Creek.</li> <li>• To the north, this area captures Gopher Gulch and Hunnell Road neighborhoods and properties accessed off of OB Riley Road.</li> <li>• To the south, there are numerous subdivisions, including but not limited to: Deschutes River Woods, Sunset View Estates, and Woodside Ranch.</li> <li>• To the east, the area extends to Crook County. It encompasses the Bend Airport, Alfalfa area, and rural residential neighborhoods and EFU properties accessed from Alfalfa Market Road, Bear Creek Road, Gosney Road, Neff Road, Powell Butte Highway to Butler Market Road, and Rickard Road.</li> </ul>
<b>Redmond</b>	19,359	<ul style="list-style-type: none"> <li>• This area represents the second largest number of residents in Deschutes County. It represents the city of Redmond and rural residences, EFU, MUA-10, and RR-10 zoned properties.</li> <li>• West of Redmond, rural residential subdivisions include Crest Ridge Estates, Eagle Crest Destination Resort, Kachina Acres, and Odin Estates.</li> <li>• It extends north to the Jefferson County border and includes Terrebonne, a portion of Crooked River Ranch, Lower Bridge, rural residential development near Smith Rock, and Ranch of the Canyons. To the east, north-east, the area extends to Crook County.</li> <li>• To the south it encompasses EFU and MUA-10 zoned properties.</li> </ul>

<sup>5</sup> Multi-family homes were not counted. Assessor data for multi-family development is only available as a paper copy.

Area	Existing Single Family Homes <sup>5</sup>	Comments
Sisters	6,054	<ul style="list-style-type: none"> <li>This area represents the city of Sisters and rural residences, EFU, MUA-10, and RR-10 zoned properties.</li> <li>West of Sisters, rural subdivisions include Black Butte Ranch Resort, Crossroads, and Tollgate.</li> <li>It extends north to the Jefferson County border and includes Indian Ford Meadows, Sage Meadows, and Squaw Creek Estates subdivisions.</li> <li>To the east, the area captures Aspen Lakes and Panoramic View Estates.</li> <li>To the south it encompasses F1 and F2 zoned properties.</li> </ul>
South County	13,939	<ul style="list-style-type: none"> <li>This area represents the third largest number of residents in Deschutes County.</li> <li>It extends from Sunriver south to the Klamath County border, southeast to the Lake County border, west towards the Deschutes River and east along Highway 20 to the Harney County border.</li> <li>South County includes the city of La Pine and rural residents in Caldera Springs Destination Resort, Crosswater, and EFU, F1 and F2, and RR-10 zoned properties.</li> </ul>
Tumalo	2,996	<ul style="list-style-type: none"> <li>This area extends beyond greater Tumalo and captures rural residences, EFU, MUA-10, and RR-10 zoned properties.</li> <li>Its westward boundary encompasses rural residential properties that access Sizemore Road.</li> <li>To the north, residences utilize Ines Market Road, Old Bend Redmond Highway, and Tumalo Road.</li> <li>From the south and east, residences access Deschutes Market Road, Highway 97, Hunnell Road, McVey Avenue, Old Bend Redmond Highway, Quarry Avenue, SW Canal Boulevard, SW 61<sup>st</sup> Avenue, and Tumalo Reservoir Road.</li> </ul>

**III. PLANNING COMMISSION GEOGRAPHIC AREA CONCEPTS**

Staff offers three concepts for the Board’s consideration. Two maps are attached with the memorandum depicting Concepts 1 and 2.

**Concept 1 – Tumalo Area Addition**

Area	Geographic Adjustments	Comments
At-Large	N/A	<ul style="list-style-type: none"> <li>Maintains (7) Planning Commissioners</li> <li>Replaces (1) At Large position for Tumalo Area</li> <li>No code amendment is required</li> </ul>
Bend	No	
Bend	No	
Redmond	No	
Sisters	No	
South County	No	
Tumalo	No	

**Concept 2 – Tumalo & Terrebonne Area Additions**

Area	Geographic Adjustments	Comments
Bend	No	<ul style="list-style-type: none"> <li>• Maintains (7) Planning Commissioners</li> <li>• Replaces (1) at large position for Tumalo</li> <li>• Replaces (2) at-large position for Terrebonne</li> <li>• Requires a code amendment</li> </ul> <p><u>Note:</u> In the event, a recruitment for a geographic area is unsuccessful, the Board, could choose to fill a Planning Commission vacancy with an at-large position.</p>
Bend	No	
Redmond	Yes	
Sisters	No	
South County	No	
Terrebonne <sup>6</sup>	Yes	
Tumalo	No	

**Concept 3 – Tumalo, Terrebonne, & At-Large Positions**

Area	Geography Adjustments	Comments
At-Large	N/A	<ul style="list-style-type: none"> <li>• Establishes a (9) member Planning Commission</li> <li>• Maintains (2) At-Large Positions</li> <li>• Adds a position for Tumalo</li> <li>• Adds a position for Terrebonne</li> <li>• Requires a code amendment</li> </ul> <p><u>Note:</u> In the event, a recruitment for a geographic area is unsuccessful, the Board, could choose to fill a Planning Commission vacancy with an at-large Position.</p>
At-Large	N/A	
Bend	No	
Bend	No	
Redmond	Yes	
Sisters	No	
South County	No	
Terrebonne	Yes	
Tumalo	No	

**IV. OBSERVATIONS**

1. Dais - Given the physical limitations of the Deschutes Service Center, Barnes and Sawyer rooms, no more than seven Planning Commissioners can sit at the dais. Appointing additional members which is not a requirement under state law, would need to sit at adjoining tables, which could be awkward during public hearings and deliberations.<sup>7</sup> Alternatively, sitting all the Planning Commissioners in front of the dais could also be problematic since many would not face the audience or the cameras.
2. Concept 1 – This concept honors the existing code with representation from up to seven Planning Commissioners. The Tumalo area position would replace an at-large vacancy that becomes available on July 1, 2023. A second at-large position is also available on July 1 if a forthcoming Bend Area vacancy is converted to an existing at-large Planning Commissioner. No code amendment is required.

The township and ranges that currently encompass the Tumalo area, Township 16, Ranges 11 and 12 seem reasonable. Township 15, Range 12 directly to the north, which is in the Redmond area, is

<sup>6</sup> There are 2,197 single family residences in the Terrebonne area.

<sup>7</sup> ORS 215.030. A county planning commission can consist of five, seven or nine appointed members. Clackamas, Lane, Marion, and Multnomah counties utilize a nine member Planning Commission.

predominantly federal land. It does include Eagle Crest Resort, which is associated more with Redmond because it is approximately 2 miles from city limits. Other rural lands in Township 15, Range 11 northwest of Tumalo are located in the Sisters School District. Rural lands in Township 17, Ranges 11 and 12 to the south are predominantly closer to Bend.

3. Concept 2 – This concept requires a code amendment to create a position for Terrebonne and new geographic boundaries for the Redmond and Terrebonne areas. It consists of seven Planning Commissioners, including one for Tumalo. At-large positions would no longer be preferred. The Terrebonne area boundary could encompass Township 14, Range 12, and a large portion of Township 14, Range 13. In the event, a recruitment for a Terrebonne position was unsuccessful, the Board could, at their discretion, fill a Planning Commission vacancy with an at-large position.
4. Concept 3 – This concept is similar to Concept 2 but increases the Planning Commission to nine members with two at-large positions.

Attachments:

Planning Commission – Existing Territory Map  
Planning Commission - Concept 2 Map

# Deschutes County Planning Commission Representation By Geographic Area

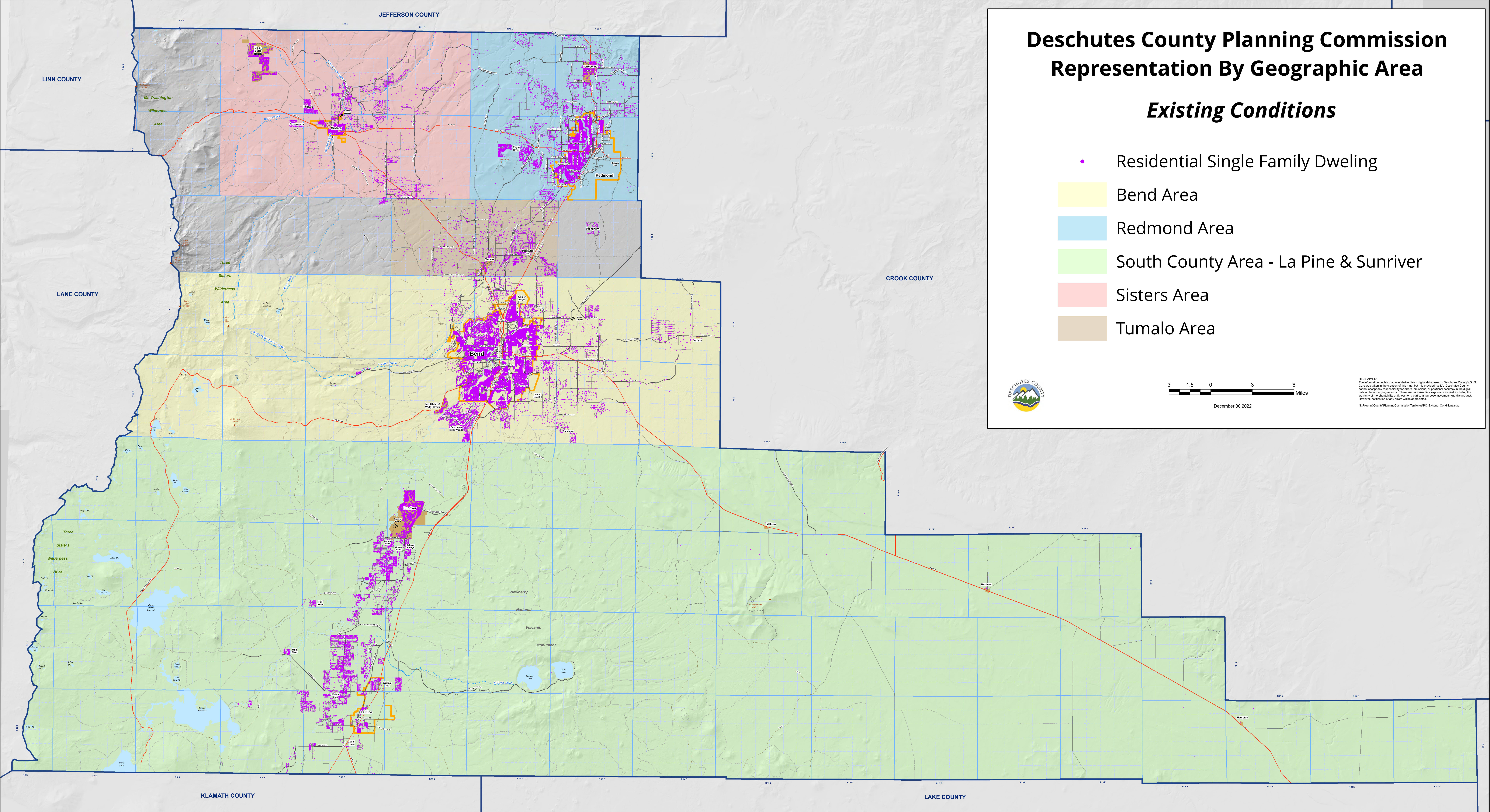
## Existing Conditions

- Residential Single Family Dwelling
- Bend Area
- Redmond Area
- South County Area - La Pine & Sunriver
- Sisters Area
- Tumalo Area



December 30 2022

DISCLAIMER:  
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# Deschutes County Planning Commission Representation By Geographic Area

## Concept 2

- Residential Single Family Dwelling
- Bend Area
- Redmond Area
- South County Area - La Pine & Sunriver
- Sisters Area
- Tumalo Area
- Terrebonne Area



December 30 2022

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