



BOARD OF COMMISSIONERS

1300 NW Wall Street, Bend, Oregon
(541) 388-6570

FOR RECORDING STAMP ONLY

BOCC MEETING MINUTES

1:00 PM

MONDAY August 11, 2025

Allen Room
Live Streamed Video

Present were Commissioners Anthony DeBone, Patti Adair and Phil Chang. Also present were County Administrator Nick Lelack; Deputy County Administrator Whitney Hale; Senior Assistant Legal Counsel Kim Riley; and BOCC Executive Assistant Brenda Fritsvold.

This meeting was audio and video recorded and can be accessed at the Deschutes County Meeting Portal: www.deschutes.org/meetings.

CALL TO ORDER: Chair DeBone called the meeting to order at 1:00 pm.

CITIZEN INPUT: None

CONSENT AGENDA: Before the Board was Consideration of the Consent Agenda.

1. Approval of Document No. 2025-679, an amendment to an intergovernmental agreement with the Oregon Health Authority to receive funding for clients served by Telecare, a secure residential treatment facility

CHANG: Move Board approval of the Consent Agenda as presented

ADAIR: Second

VOTE:

ADAIR: Yes

CHANG: Yes

DEBONE: Chair votes yes. Motion Carried 3 – 0

AGENDA ITEMS:

2. Department Performance Measures Updates for FY25 Quarter 4

Jen Patterson, Strategic Initiatives Manager, said three departments were selected to provide updates on progress made during the fourth quarter of Fiscal Year 2025 on performance measures which fall under the County Goals and Objectives of Resilient County and Service Delivery.

Angie Havnear, Community Development Administrative Manager, presented on the performance measure for coordinated services, saying the goal is to achieve a ready-to-issue turnaround time for structural permits of four business days or less. The average turnaround time for these in the fourth quarter was 3.22 days.

Havnear explained that the department's seven permit technicians now process permit applications electronically instead of using hard copies. She added that the County partners with the Central Oregon Builders Association (COBA) to instruct applicants on how to fully complete permit applications before submittal to help streamline processing times.

Commissioner Adair asked about medical hardship permits. Havnear said following approval by Planning, a letter is issued authorizing this use, which can be renewed every two years.

Randy Schied, Building Official, presented information on building plan review turnaround times, saying that the bulk of submittals are received between March and August. Because the department does not add staff during peak application months, some applicants do experience a longer processing time. Schied described factors which affect the timeframe of plan reviews and permit issuance and said in Central Oregon, the division's work is differentiated by two seasons: winter, and building.

Chris Doty, Road Director, presented on the department's goals to maintain a safe, efficient and economically sustainable transportation system. He reported that the target performance measure of 82 for the Pavement Condition Index (PCI) is currently surpassed with a PCI of 84 in the fourth quarter. The second performance measure, to maintain the weighted average Bridge Sufficiency Rating at or above 80, is also currently surpassed with a fourth quarter measure of 81.68%.

Doty said notable bridge improvement work in the last 12 months included the replacement of the Smith Rock Way Bridge and the Gribbling Road Bridge.

In response to Commissioner Adair, Doty said the County has not yet utilized rubberized asphalt which is touted to reduce traffic noise in neighborhoods. Doty said although this application appears to not be a bad use of recycled materials, he was unsure of its value.

Due to technical difficulties with the remote audio function, Fair & Expo Director Geoff Hinds was unable to present updated information on selected performance measures for the Fair & Expo.

3. Work Session: Preparation for Public Hearing - Text Amendments for Repeal of the State Wildfire Hazard Map

Kyle Collins, Senior Planner, said because Oregon's statewide Wildfire Hazard Map has been repealed by the Legislature, the County must now update its Code to align with the changed regulations. If approved, the draft amendments would remove wildfire mitigation building code standards which were previously applied to the construction of rural accessory dwelling units (ADUs).

In response to Commissioner DeBone, Collins said the requirement that new ADU construction must use fire resistant materials would be stricken as would all defensible space standards for rural ADUs.

Responding to Commissioner Adair, Collins confirmed that SB 83 allows for local jurisdictions to implement fire hardening standards when those have been established by the State.

Commissioner DeBone noted that the public hearing on these amendments has been scheduled for this Wednesday.

4. Deliberations: Reconsideration of Deschutes County 2040 Comprehensive Plan

Nicole Mardell, Senior Planner, reminded that after the Board conducted first reading of Ordinance No. 2025-007 on June 25th, a separate land use case (Destiny Court) resulted in the County re-opening the record for the 2040 Comprehensive Plan to consider adding a new policy regarding cluster developments and planned unit developments (PUDs). The record was re-closed on August 1st.

In response to comments received while the record was re-opened, staff proposes amended policy language and updated findings to clarify the application of the Rural Residential Rule and Goal 14 with regard to cluster and planned developments, as follows:

- Policy 10.1.1. Except for parcels in the Westside Transect Zone, the minimum lot or parcel size for new residential parcels shall be 10 acres.
- Policy 10.1.2. Notwithstanding Policy 10.1.1, for cluster or planned unit development on property in a rural residential area as of October 4, 2000, the minimum lot or parcel size for new residential parcels shall be no less than 2 acres, with the option of having average densities of less than 10 acres when factoring the open space tract, subject to OAR 660-004-0040(4)(b), (6)(a), and (8).
- Policy 10.1.3. Notwithstanding Policy 10.1.1, for cluster or planned unit development on property not in a rural residential area in effect as of October 4, 2000, and limited to properties that have received a Goal 3 exception, Goal 4 exception, or a nonresource land designation per OAR 660-004-005(3), the minimum lot or parcel size for new residential parcels shall be no less than two acres with average densities of no less than 10 acres when factoring the open space tract, subject to OAR 660-004-0040(8) and OAR 660-004-0040(3)(c)(F).

Staff recommends that the Board add Policies 10.1.1-10.1.3 and renumber Policies 10.1.4 to 10.1.11 as set forth in Exhibit B to Ordinance 2025-007 as revised. The revised findings document is included as Exhibit D. The County is required to complete the hearing process and file a final decision by September 8th.

Noting that some comments were received after the record was re-closed on August 1st, Mardell further recommended that the Board base its decision only on information in the record and therefore disregard comments received after the record was re-closed. If the Board takes action today, staff will bring the ordinance back on August 27th for second reading and adoption.

ADAIR: Move approval of the amended 2040 Deschutes County Comprehensive Plan and direct staff to return with the ordinance on August 27th for Board consideration

DEBONE: Second

VOTE: ADAIR: Yes
 CHANG: No
 DEBONE: Chair votes yes. Motion Carried 2 – 1

OTHER ITEMS:

- Sharing that she toured the Deer Ridge correctional facility last Thursday, Commissioner Adair reported that of the more than 1,000 people who are incarcerated there, it's estimated that 650 are mentally ill. She added that only half of the facility is being utilized and the staff does a fantastic job.

- Commissioner Chang shared that he toured the Gales property last week where he discussed with others the possible benefits of a proposed homeless shelter.
- Commissioner DeBone said the Newberry Country Plan and the subject of fares were discussed at last week's Central Oregon Intergovernmental Council (COIC) meeting, noting that COIC audits have recently been in the news.
- Commissioner DeBone attended the Audit Committee meeting last Friday.
- Commissioner Adair attended the art selection committee for the Redmond Airport expansion.
- Commissioner DeBone noted that car registration fees have increased over the past two years.
- Commissioner DeBone said he has been asked to help introduce at the Oregon Department of Emergency Management conference in Bend this October.
- Commissioner DeBone announced the 2025 Ridgetop to Rooftop conference will be on Wednesday, November 12th.
- Commissioner Adair commented on a 30-acre fire yesterday in Antler and questioned the cost of the response.
- Commissioner Adair said the Mountain Star gala last Saturday raised a significant amount benefiting its family relief nursery.
- Commissioner Chang commented on the funding received from the Oregon Health Authority for clients served by Telecare.

EXECUTIVE SESSION: None

ADJOURN:

Being no further items to come before the Board, the meeting was adjourned at 1:57 pm.

DATED this 3rd day of Sept. 2025 for the Deschutes County Board of Commissioners.

ATTEST:

Brenda F. Brody
RECORDING SECRETARY

Anthony DeBone
ANTHONY DEBONE, CHAIR

Patti Adair
PATTI ADAIR, VICE CHAIR

Phil Chang
PHIL CHANG, COMMISSIONER