



BOARD OF COMMISSIONERS

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

FOR RECORDING STAMP ONLY

BOCC MEETING MINUTES

9:00 AM

WEDNESDAY March 4, 2026

Barnes Sawyer Rooms
Live Streamed Video

Present were Commissioners Phil Chang, Anthony DeBone and Patti Adair. Also present were County Administrator Nick Lelack; 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 website www.deschutes.org/meetings.

CALL TO ORDER: Chair Chang called the meeting to order at 9:00 am.

PLEDGE OF ALLEGIANCE

CITIZEN INPUT:

- Stephanie Alvstad, CEO of J Bar J Youth Services, spoke in support of distributing video lottery funds to local non-profit organizations which provide critical services to the community. Saying that reduced federal and state funding have impacted J Bar J's operations, she reminded that J Bar J does not exit any youth to homelessness but only to safe housing.
- Dorrine Tye referred to an email she sent to the Commissioners regarding the abusive behavior of flight schools. As she was unable to read into the record due to technical audio difficulties, she asked that it be included in the record.

COMMISSIONER ANNOUNCEMENTS: None

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

1. Approval of Document No. 2026-0034, a Notice of Intent to Award a contract for the Slurry Seal 2026 Project
2. Consideration of Board Signature on letter reappointing Joseph Mauti for service on the Noxious Weed Advisory Board
3. ~~Solid Waste Advisory Committee (SWAC) letters of appointment and reappointment (this item was removed—see below)~~
4. Approval of the minutes of the BOCC meetings on January 28 and February 4, 2026
5. Approval of the minutes of the February 19, 2026 Legislative Update meeting

DEBONE: Move Board approval of the Consent Agenda as amended to remove item #3, which will come back on a later date

ADAIR: Second

VOTE: DEBONE: Yes
 ADAIR: Yes
 CHANG: Chair votes yes. Motion Carried 3 – 0

ACTION ITEMS:

6. Public Hearing and consideration of Order 2026-010 approving an annexation to the Redmond Fire & Rescue District

County Counsel Dave Doyle summarized the proposal, noting approvals received from the Redmond Fire & Rescue District and County staff. He explained that the annexation would complete the inclusion of a parcel which was only partially within the district.

The public hearing was opened at 9:12 am.

There being no one who wished to speak, the public hearing was closed at 9:13 am.

DEBONE: Move approval of Board Order 2026-010 approving the Menno van Wyk Annexation into the Redmond Fire & Rescue District

ADAIR: Second

VOTE: DEBONE: Yes

ADAIR: Yes
CHANG: Chair votes yes. Motion Carried 3 – 0

7. Public Hearing and consideration of Order 2026-011 approving an annexation to the Redmond Fire & Rescue District

County Counsel Dave Doyle said the District has approved the requested annexation, which involves a single parcel, and the County's review has been completed with no concerns raised.

The public hearing was opened at 9:14 am.

There being no one who wished to speak, the public hearing was closed at 9:15 am.

DEBONE: Move approval of Board Order 2026-011 approving the Antonia Oliver Annexation into Redmond Fire & Rescue District

ADAIR: Second

VOTE: DEBONE: Yes
ADAIR: Yes
CHANG: Chair votes yes. Motion Carried 3 – 0

8. Deliberations on the remand of the application to rezone property at 19975 Destiny Court, Bend from Exclusive Farm Use to Multiple Use Agricultural

Senior Planner Caroline House introduced the deliberations before the Board on this application, first requesting Board direction on a record objection submitted by Central Oregon LandWatch (COLW) regarding four exhibits submitted as part of the applicant's final legal argument following the hearing.

Senior Assistant Legal Counsel Stephanie Marshall said two of the four attachments were ordinances, one was a proposed restrictive covenant/condition, and one was a chart which summarized evidence already in the record, organized for ease of reference. Marshall said none of the attachments introduced new evidence into the record.

In response to Commissioner Chang, House reminded that the Board had adopted an order directing that for the remand hearing, new evidence could be submitted and considered only with regard to whether the property is suitable for farm uses identified by COLW.

The Board was in consensus to deny COLW's objection and proceed with deliberations on this matter, including consideration of the four exhibits as described. COLW's objection will remain part of the record.

House then presented the two decisions before the Board, as follows:

1. Does the BOCC agree with the applicant regarding how to interpret Policy 3.3.1 of the Comprehensive Plan to determine that future PUDs and cluster developments with an equivalent density of ten acres are allowed subdivision types in the MUA10 and RR10 zones?

House noted the Board's decision on this question will affect not just the development of the Destiny Court property but also development of other properties zoned MUA10 and RR10.

Commissioners DeBone and Adair agreed with the applicant's interpretation of this policy as submitted.

Commissioner Chang stated concerns with the interpretation, saying that the Comprehensive Plan should take precedence. He suggested that the County determine clearer parameters for cluster developments, after which this application could be reconsidered.

Commissioner DeBone supported taking action on the Destiny Court application under the current language and allowing a minimum lot size of two acres.

2. Is the subject property suitable for the farm uses identified by COLW—including various types of animal husbandry and equine facilities--according to factors listed in OAR such as soil fertility, climatic conditions, and existing land use patterns?

Commissioners DeBone and Adair agreed with the applicant's position that the property is not suitable for the farm uses identified by COLW.

Commissioner Chang stated his belief that the property is suitable for some of the identified farm uses and referenced opportunities to amend soils and the relevance of water rights.

DEBONE: Move to approve the requested Comprehensive Plan amendment and zone change for property at 19975 Destiny Court, Bend, with a final written decision to return to the Board for review and approval

ADAIR: Second

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

House stated the applicant would draft a proposed final decision for the Board's consideration.

9. Clarification on timeline for ASI Business Group's Economic Development Forgivable Loan terms

Strategic Initiatives Manager Jen Patterson sought Board concurrence with the proposed start date for the ASI Business Group Economic Development forgivable loan agreement which was approved on February 4, 2026. EDCO has requested the "Job Creation Start Date" be backdated to February 5, 2025, which was the date of the original application from ASI Business Group to EDCO. EDCO further requests a 24-month period for ASI to fully staff the eight new positions.

Commissioner DeBone noted that the Board had approved a forgivable loan to ASI in the total amount of \$16,000, which calculates to \$2,000 per added position.

In response to questions, Patterson said this change would not potentially apply to any other loan in the economic development program. There are just two loans active at the current time.

The Board indicated support for the clarification and directed staff to proceed as discussed.

10. FY 2027 Video Lottery Fund Allocations

Strategic Initiatives Manager Jen Patterson and Budget and Financial Planning Manager Cam Sparks presented projected FY 2027 Video Lottery Fund estimates and discussed updated allocation scenarios, referring to a spreadsheet reflecting prior-year allocations and proposed adjustments. For FY 2027, the financial model assumes an approximate 4% increase in video lottery revenue that could fund 5% increases in prior distributions while maintaining a working contingency balance intended to cover one year of debt service. It was noted that the debt service obligations for the Jamison Building mature in 2028, which will allow contingency levels to be replenished over time.

Commissioner Chang reminded that in 2024, allocations to community organizations were lowered as some video lottery funds began to be used for debt service payments. He spoke to the impact of recent cuts in federal and state funding on local non-profit organizations.

In response to Commissioner Chang, Patterson confirmed that the Board is able to restore allocations to non-profit service providers at the levels funded in 2025.

Saying that businesses in Oregon have a hard time, Commissioner Adair supported increasing EDCO's allocation by \$5,000. Commissioners Chang and DeBone agreed this would be appropriate, and the Board was in consensus to fund all EDCO programs at the FY 2025 total amount of \$324,517.

Commissioner Chang proposed increasing the allocations awarded in 2025 to each service partner by 5% in FY 2027.

Discussion ensued of the Environmental Health subsidy from the General Fund and the expectation that Environmental Health will propose fee increases for FY 2027. The Board was in consensus to increase the Environmental Health subsidy by 3.6% for FY 2027. The Board was further in consensus to allocate \$42,978 to the Sunriver Chamber in FY 2027.

Commissioner DeBone suggested allocating some amount of discretionary grant funding to an event or events celebrating the nation's 250th anniversary of the signing of the Declaration of Independence. Commissioner Adair said it might be appropriate to grant \$1,776.

11. Review draft Leadership Redmond Presentation

The Commissioners reviewed the draft presentation for the Leadership Redmond presentation on March 19th and directed edits.

OTHER ITEMS:

- Commissioner DeBone stated he would not attend the March 5th Legislative Update meeting due to a scheduling conflict.
- Commissioner Chang announced he would attend a reception for an OSU provost at OSU-Cascades tomorrow afternoon.
- Commissioner Chang noted upcoming AOC meeting days on Friday and Monday.
- This Saturday, Commissioner Chang will attend a memorial service for former Prineville Mayor Betty Roppe. He characterized her as a true believer in collaborating to solve difficult problems facing the community.
- County Administrator Nick Lelack reported events on Wednesday, March 18th. The Board concurred to start its regular meeting later that day.

EXECUTIVE SESSION:

At 10:55 am, the Board entered Executive Session under ORS 192.660 (2) (d) Labor Negotiations and ORS 192.660 (2) (e) Real Property Negotiations.

At 11:44 am, the Board exited Executive Session and directed staff to proceed as discussed.

ADJOURN:

Being no further items to come before the Board, the meeting was adjourned at 11:46 am.

DATED this 15th day of April 2026 for the Deschutes County Board of Commissioners.



PHIL CHANG, CHAIR

ATTEST:



**BRENNE FRITZER
RECORDING SECRETARY**



ANTHONY DEBONE, VICE CHAIR



PATTI ADAIR, COMMISSIONER