



## BOARD OF COMMISSIONERS

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

FOR RECORDING STAMP ONLY

# BOCC MEETING MINUTES

9:00 AM

**WEDNESDAY January 7, 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](http://www.deschutes.org/meetings).

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

### PLEDGE OF ALLEGIANCE

### CITIZEN INPUT:

- Ron "Rondo" Boozell congratulated Commissioner Chang on having served five years as a commissioner and thanked Commissioners Adair and DeBone for selecting Commissioner Chang to act as Chair of the BOCC this year.

### COMMISSIONER ANNOUNCEMENTS:

Commissioner DeBone attended a work session of the Bend Parks & Recreation District last night at which system development charges were discussed.

Commissioner Adair shared that according to Prineville District Manager Amanda Roberts, BLM will begin burning the acres of dead junipers which have been piled up next to Fryrear Road for a sustained period.

Commissioner Chang recognized the recent loss of Claire Hall who served Lincoln County for 21 years as a commissioner.

Commissioner Chang announced that next week, the BOCC will hold a public hearing on wildfire mitigation standards for new residential construction.

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

1. Approval of estimate for the rebuild of a Caterpillar 826H solid waste compactor
2. Approval of a Notice of Intent to Award Contract for the Tumalo Reservoir Road Improvement Project
3. Consideration of Board Signature on letters of appointment, reappointment, and thanks for various Special Road Districts
4. Consideration of Signature on letter thanking David Bishop for service on the Deschutes County Fair Board
5. Consideration of Board Signature on letter thanking Robert Ross, MD for service on the Public Health Advisory Board
6. Approval of the BOCC meeting minutes of December 3 and 17, 2025

ADAIR: Move Board approval of the Consent Agenda as presented

DEBONE: Second

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

Commissioners acknowledged the service of David Bishop on the Fair Board and Dr. Robert Ross on the PHAB.

Commissioner DeBone noted that the minutes of the Board's December 3<sup>rd</sup> meeting summarize the presentation of the District Map Advisory Committee's recommendation to the Board that it forward Map C to the voters.

**ACTION ITEMS:**

**7. Public Hearing and Consideration of Order 2026-001 approving an annexation of about 260 acres on Stevens Road at Ward Road into the Bend Park & Recreation District**

Dave Doyle, County Counsel, said the proposed annexation has met all of the necessary requirements for approval.

Commissioner DeBone relayed hearing news reports of planned development on this property.

*The public hearing was opened at 9:10 am. There being no one who wished to speak, the public hearing was closed at 9:10 am.*

DEBONE: Move approval of Board Order No. 2026-001 approving an annexation of about 260 acres on Stevens Road at Ward Road into the Bend Park & Recreation District

ADAIR: Second

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

**8. Second Reading of Ordinance No. 2025-020: Sunriver Community Limited District Text Amendment**

Caroline House, Senior Planner, reminded that the Board had approved first reading of this ordinance on December 17, 2025 after having accepted the recommendation of the Hearings Officer to approve the requested amendment to the Sunriver Community Limited District.

DEBONE: Move approval of second reading of Ordinance No. 2025-020 by title only

ADAIR: Second

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

Chair Chang read the title of the ordinance into the record.

ADAIR: Move adoption of Ordinance No. 2025-020, amending Deschutes County Code Title 18, Zoning Ordinance, relating to uses allowed in the Sunriver Community Limited District

DEBONE: Second

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

House said the ordinance will take effect on April 7th.

## **9. Oregon Criminal Justice Commission IMPACTS grant application**

Nicole Keith, Behavioral Health Program Manager, described the Oregon Criminal Justice Commission's (CJC) Improving People's Access to Community-based Treatment, Supports and Services (IMPACTS) program, which was established to address a shortage of comprehensive services for individuals with mental health or substance use disorders.

Keith said the Behavioral Health division seeks authorization to apply for approximately \$3,502,276 of IMPACTS grant funding. If awarded, the grant would be used to fund continued 24/7 staffing at the Stabilization Center ("Center") from January 2026 through August 2027. Grant applications must be submitted by the Local Public Safety Coordinating Council on behalf of each applying County.

Commissioner Adair stated her appreciation for the details shared in the staff report on this proposal, including that the average time a client spends in the observation/respite unit is 10.3 hours and that 16.87% of persons are transported to the Center by law enforcement.

In response to Commissioner Adair, Keith confirmed that 3% of people served by the Center are from Crook County and 1% are from Jefferson County.

Commissioner Chang spoke to the benefits of the Center and how it not only redirects some service demands away from law enforcement and emergency departments, but also results in better outcomes for persons experiencing mental health crises.

ADAIR:     Move to authorize the submittal of an application for the Oregon Criminal Justice Commission's IMPACTS grant

DEBONE: Second

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

## **10. Work Session: Preparation for Public Hearing - Text Amendments for Wildfire Mitigation Building Codes**

Kyle Collins, Senior Planner, said the Board will hold a public hearing on January 14th to consider amendments to Deschutes County Code to adopt new wildfire mitigation building code standards as contained in Section R327 of the Oregon Residential Specialty Code.

Collins reviewed the background of State legislation approved in 2021 to create a comprehensive wildfire hazard map, which was subsequently repealed in 2025. Concurrent with the map's repeal, the State authorized local jurisdictions to adopt discretionary wildfire mitigation residential building code standards. The proposed amendments to County Code would institute Section R327 of the Oregon Residential Specialty Code for all new residential development, including certain residential accessory structures. Various building components would be affected, including roofing and ventilation.

Collins said while local jurisdictions are not required to adopt any provisions of R327 into their building codes, if a jurisdiction chooses to do so, all R327 provisions must be adopted in their entirety. Staff estimates that the cost of building a new single family residence would rise by 2-11% if these requirements are implemented. Collins concluded that this proposal does not cover defensible space standards, and any requirements that property owners create and maintain defensible space will be addressed in the future at the Board's direction.

Nick Lelack, County Administrator, noted that the County's building code also applies in the cities of La Pine and Sisters. Collins said Sisters has already adopted R327, effective April 1, 2026. La Pine has not. Collins added that as currently drafted, the changes to County Code would apply in unincorporated areas only.

Commissioner Adair referred to the Palisades fire in which 16,000 homes burned and 31 people died. She supported improving building standards to protect against fire and said many homes in this area are already built to these standards for the sake of securing insurance.

Commissioner Chang viewed the proposed changes as a good opportunity to ensure that the County is doing everything it can to mitigate the risks from wildfire.

In response to Commissioner Chang, Collins said R327 would not apply to multi-family developments with the exception of duplexes and triplexes.

Commissioner Chang requested an analysis of the 240 permits for new or replacement single family dwellings issued in 2025 to determine an average or range of the value of the structures being built in order to contrast that against the added cost and value of fire-resistant components.

Discussion ensued regarding future consideration of defensible space standards and possible incentives or grants for those for whom implementing such regulations, if imposed, would constitute a financial hardship.

#### **11. Deliberations: Tumalo RV Park Text Amendment**

Audrey Stuart, Associate Planner, referred to procedural questions on the matter regarding a proposed amendment to Chapter 18.67 of Deschutes County Code to allow a recreational vehicle (RV) park as a conditional use in the Tumalo Commercial District. Specifically, there is a basic outstanding question of whether this matter should be addressed using a legislative or quasi-judicial process. Staff recommends gaining more clarity before proceeding and requests that the Board not conduct its deliberations at this time.

Stephanie Marshall, Senior Assistant Legal Counsel, referred to the unique circumstances of this proposal, noting that although this commenced as a quasi-judicial item, the recommendation from the Hearings Examiner indicated there were some policy decisions before the Board. Referring to the risk of making a procedural error, Marshall advised efforts to ensure that whatever decision is made by the Board can stand on its own merits as well as procedurally.

Noting that the Board has received post-hearing emails on this proposal, Commissioner DeBone stated his understanding that this matter is quasi-judicial and the Commissioners cannot engage with interested parties.

Commissioner Chang differentiated between amending the Code to permit the consideration of a conditional use permit for an RV park and the actual consideration of such a permit, saying the latter would have to be evaluated on a case-by-case basis in the context of a certain application on a certain property.

In response to Commissioner DeBone, Stuart said comments received recently on the proposed amendment have not been entered into the record pending the determination of whether they are in fact allowable. She said staff will respond to those emails and let their senders know that while their comments have been received, the Commissioners will not be responding at this time.

## **12. Consideration of AOC Logo Request for LOCAL Act (TLT) Letter of Support**

Jen Patterson, Strategic Initiatives Manager, relayed a request from the Association of Oregon Counties (AOC) that Deschutes County add its logo to support AOC's Transient Lodging Tax (TLT) work in the upcoming legislative session.

Commissioner Chang referred to legislation regarding TLT which is expected to be proposed in the upcoming session and said this would affect Deschutes County differently than other local jurisdictions.

Cam Sparks, Budget & Financial Planning Manager, said the proposed legislation would only impact the latest 1% of TLT imposed (otherwise referred to as the 8% increment). In Deschutes County, 70% of this portion of TLT revenue is allocated to the Fair & Expo for general operations and 30% is allocated either to the Fair's capital reserves or to general County operations. Sparks stressed that the proposed legislation would not affect the first 1% increment imposed above the original 6% tax (otherwise referred to as the 7% increment), and revenues from that increment will continue to be allocated 100% to Visit Central Oregon (VCO).

Sparks summarized that the proposed legislation would allow changing the allocation of the final 8% increment—or any new TLT tax increase—to 60% on County general operations and 40% on tourism.

Kim Riley, Senior Assistant Legal Counsel, clarified that the 7% increment must be used for tourism, and the County has historically allocated those funds to VCO. Revenue from this increment could only be reallocated to another tourism use.

In response to Commissioner Adair, Riley said because the County has an active grant agreement with VCO which is auto-renewed every year, it could choose to allocate the 7% increment to the Fair only after the VCO grant agreement was amended or terminated.

Commissioner DeBone recalled that the way the County currently allocates the 8% increment was decided in cooperation with tourism partners, including VCO.

In response to Commissioner Adair, Sparks said Finance is projecting that the County will receive \$12.9 million in total TLT revenues this fiscal year.

Commissioner Chang spoke to the need of the Fair and VCO for predictability regarding funding and stated his support for keeping both entities whole with respect to the amounts they are currently receiving in TLT revenues.

Following further discussion, Commissioner Chang noted the consensus of the Board to remain neutral on this matter and not add the County's logo to the letter as requested.

### **13. Review draft Leadership Bend presentation**

Strategic Initiatives Manager Jen Patterson reminded that the Commissioners have been invited to present to Leadership Bend on January 20<sup>th</sup>. The Commissioners reviewed and made edits to the draft presentation.

#### **OTHER ITEMS:**

- Commissioner DeBone relayed inquiries from the Association of Oregon Counties regarding the status of the County's Financial Assistance Agreement (CFFA) with the Oregon Health Authority (OHA), which has not yet come before the Board.
- Commissioner Adair said Health Services is gathering information about the administrative burden placed on Community Mental Health Programs (CMHPs) by OHA and referred to discussions with OHA to lessen this burden.
- Commissioner Chang reported that next Wednesday, Property Management will seek Board approval of a Termination of Purchase and Sale Contract associated with Newberry Neighborhood Quadrant 2a and 2d in La Pine to remove an encumbrance from the title.
- Commissioner Chang noted that the Board will not meet next Monday. The Wolf Depredation and Financial Assistance Committee will meet on January 13<sup>th</sup>.
- County Administrator Nick Lelack reported coordinating with the City of Bend on the agenda for the joint meeting with the BOCC on January 20<sup>th</sup>—likely agenda items include the Temporary Safe Stay Area (TSSA), an update on the Gales property, solid waste franchise agreements, allocations made from Bend's opioid funding, and 2026 legislative priorities. Commissioner DeBone suggested adding an update of the CORE3 project.

**EXECUTIVE SESSION:** None

#### **ADJOURN:**

Being no further items to come before the Board, the meeting was adjourned at 11:06 am.

DATED this 21<sup>st</sup> day of January 2026 for the Deschutes County Board of Commissioners.

  
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**PHIL CHANG, CHAIR**



ATTEST:

Breneda Fintzold  
RECORDING SECRETARY

Anthony DeBona  
ANTHONY DEBONE, VICE CHAIR

Patti Adair  
PATTI ADAIR, COMMISSIONER