



BOARD OF COMMISSIONERS

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

FOR RECORDING STAMP ONLY

BOCC MEETING MINUTES

3:00 PM

TUESDAY April 23, 2024

Sunriver Homeowners Aquatic
& Recreation Association
Live Streamed Video

Present were Commissioners Patti Adair, Tony DeBone and Phil Chang.
Also present was County Administrator Nick Lelack

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

CALL TO ORDER: Chair Adair called the meeting to order at 3:00 p.m.

AGENDA ITEM:

1. Continued Public Hearing: Draft 2020-2040 Deschutes County Comprehensive Plan

Nicole Mardell, Senior Planner, introduced the public hearing on the 2020-2040 Comprehensive Plan Update, explaining that the Plan defines the community's vision for housing, recreation, transportation, and land use, among other elements. She recounted the extensive community outreach undertaken in developing the update as well as the Planning Commission's in-depth review, which included three public hearings. Major themes of the public input received thus far include the rezoning of farmland, protection of wildlife, dark skies, private property rights and water management.

The Planning Commission recommended several revisions relating to: balancing regulations with incentives; exploring a new zoning category to balance high desert resources with housing; revising Policy 8.1.2 (collaboration among recreation agencies and property owners for trail projects); and deleting Policy 5.1 regarding the consideration of impacts to water quality and quantity for destination resorts and other large-scale developments.

Mardell summarized comments submitted by agencies and members of the public in advance of today's hearing.

The public hearing was opened at 3:15 pm.

- Jim Fister expressed appreciation for offering a public hearing opportunity in the south county. He supported long-term thinking when planning for the County's future, noted that La Pine is the fastest growing area, and encouraged taking advantage of the land available within the urban boundary in order to preserve the area's natural beauty.
- Christopher Kell said he and his wife have owned property in Deschutes County for 55 years. He urged preserving what people appreciate about the area (such as farmland and forests) and spoke against allowing more destination resorts.
- Andrea Palle said the housing affordability crisis in Bend has resulted in people using unbuildable lots for habitation in RVs or unpermitted dwellings. Saying that the lack of on-site water and plumbing creates sanitation issues, she said these uses in proximity to expensive homes creates friction. She spoke to the amount of property taxes generated by this area and asked that the County enforce its Code regulations.

Discussion ensued about the County's Code enforcement process.

- Matt Muchna, representing Envision Bend, asked if this organization's Vision Action Plan can be referenced in the Newberry Regional Partnership. He offered to assist with community outreach and engagement on this initiative as well as others.
- Miranda Wells advocated for acknowledgment that Three Rivers is not La Pine or Sunriver and said the Three Rivers population exceeds the population of La Pine. She asked that the South County Plan be prioritized and shared concerns about environmental issues such as water quality in the area. She further advocated for regular law enforcement patrolling in Three Rivers.

Discussion ensued about the taxes paid by property owners in Three Rivers, who are also subject to paying a Special Road District tax, and how property

tax revenues are appropriated by the County. Additional discussion ensued regarding Safe Routes to Schools funding and how those grants are applied for.

- Karen Ivey expressed concerns about homeless and transient persons establishing camps in wooded areas in the south county and did not want this to grow to the level of encampments experienced in the China Hat area. Claiming that laws are not being enforced, she said accepting drug use and criminal activity would put residents at risk and ruin home values.

Discussion ensued about homelessness and how this can be and is addressed throughout the county.

The public hearing was closed at 4:12 pm.

Mardell said another public hearing will be held next week in Sisters. Chair Adair added that written comments are also being accepted.

ADJOURN:

Being no further items to come before the Board, the meeting was adjourned at 4:15 pm.

DATED this 29th day of May 2024 for the Deschutes County Board of Commissioners.


PATTI ADAIR, CHAIR

ATTEST:


ANTHONY DEBONE, VICE CHAIR


RECORDING SECRETARY


PHIL CHANG, COMMISSIONER