



BOARD OF COMMISSIONERS

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

FOR RECORDING STAMP ONLY

BOCC MEETING MINUTES

9:00 AM

WEDNESDAY September 17, 2025

Barnes Sawyer Rooms
Live Streamed Video

Present were Commissioners Anthony DeBone, Patti Adair and Phil Chang. 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 DeBone called the meeting to order at 9:00 am.

PLEDGE OF ALLEGIANCE

CITIZEN INPUT:

- Ron Boozell said in a democracy, if the government does not abide by the will of its people, rebellion fomented and the government falls.
- Shawn Snyder referred to his appearance before the Board on August 6th when he relayed significant problems with how Cleveland Commons is being operated, and said he subsequently experienced retaliation and was evicted.

Commissioner Chang responded to Snyder's allegation that he had tried to have Snyder committed, explaining that following Snyder's report to the Board, he had advised of the possible resource for civil commitment as an option to support Snyder and provide him with housing, but did not in fact attempt to have Snyder committed.

In response to Commissioner Adair, Captain Husband said the Bend Police Department has used Axon's system for years.

ADAIR: Move approval of Document No. 2025-587, a services agreement with Axon Enterprise, Inc. for digital evidence collection software and cloud storage

CHANG: Second

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

County Administrator Nick Lelack congratulated Captain Husband on his recent promotion in rank.

10. Continued deliberations and possible Board decision on the proposed McKenzie Meadow Village rezone involving 58 acres adjacent to the City of Sisters

Haleigh King, Senior Planner, reviewed the request for a Comprehensive Plan Amendment to redesignate 58 acres adjacent to the City of Sisters from Forest to Rural Residential Exception Area and an associated rezone from Forest Use to MUA-10. Reminding that the Board held a public hearing on August 6th, after which it approved the application subject to review of Board decision documents which consider the imposition of specific conditions of approval related to a wildlife buffer and the riparian and scenic corridor, King presented two draft decision documents for the Board's review. Version Two of the draft Board decision includes specific conditions of approval related to a wildlife corridor and enhanced riparian protections. Version One does not include conditions of approval.

King described the possible conditions of approval as contained in Version Two of the draft Board decision and referred to a conceptual diagram which illustrated how the corridors would be established if the Board directs.

Discussion ensued of standard riparian setbacks and how these would apply to Trout Creek which bisects the property. King explained that the total width would be 200 feet—100 feet on either side of the high water mark of the creek. The standard riparian setback required in the MUA10 zone is 100 feet from a creek's ordinary high water mark.

Stressing that the applicant is seeking an exception to Goal 4, which provides for the protection of wildlife and water resources, Commissioner Chang said because the two additional conditions would address exactly those concerns, he would support a

Goal 4 exception if those conditions are imposed. The two conditions as proposed by the applicant are:

1. That for any future development under the MUA-10 zone that is reviewed under the jurisdiction of Deschutes County an applicant shall create a conservation tract that extends 100 feet on either side of the ordinary high-water mark of Trout Creek and that no structures or fences shall be constructed within that tract. Recreational paths and other passive recreational uses may be allowed; and
2. That for any future development under the MUA-10 zone that is reviewed under the jurisdiction of Deschutes County an applicant shall create a 100-foot-wide wildlife corridor within a tract extending from the Trout Creek Conservation Tract along the northern boundary of the subject property, and that no permanent structures or fences shall be allowed within that corridor.

Responding to Commissioner DeBone, Commissioner Chang said wildlife corridors are affected by residential developments, with some established corridors relocating as a result of new structures in the environment. He further explained the benefit of establishing a wildlife corridor on the McKenzie Meadow Villages property to preserve access between open areas to the east and north.

Commissioner Adair noted that the Sisters area serves as a sanctuary for many deer and elk.

Commissioner DeBone questioned if the need for a wildlife corridor on this property outweighs the need for housing.

Saying that 80% of the land in Deschutes County is publicly-owned, Commissioner Adair agreed that Sisters, which is surrounded by publicly-owned land, needs these 58 acres for housing.

Discussion ensued regarding the purpose and intended effect of Goal 4; the fact that the property is adjacent to Sisters and also to a highway; whether it is appropriate to negotiate special conditions in association with approving a rezone beyond what is already required in order to address unique circumstances; the consideration that the proposed wildlife corridor would fulfill certain requirements of the Landscape Management Combining Zone; the need for wildlife to have access to a naturally-occurring, fresh water source; the work currently being done by Sisters to expand its UGB; and the fact that if this property is included in Sisters' UGB and/or eventually annexed into Sisters, development would proceed according to the City's regulations rather than the County's.

Commissioner Chang added that if the Board unanimously approves this application, it could proceed with adopting the necessary legislation by emergency

and direct that the County's approval action take effect immediately, thereby shaving 100 or more days off of the final effective date of the rezone.

CHANG: Move approval of the second alternate Board decision for the McKenzie Meadow Village rezone application with the two additional conditions as stated to require a conservation tract on either side of Trout Creek and a wildlife corridor on the northern section of the property

DEBONE: Second

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

King said she will return with a draft ordinance for the Board's consideration.

OTHER ITEMS:

- Commissioner DeBone wished his wife a happy birthday this Friday.
- Commissioner DeBone said the State Interoperability Executive Council will meet on Tuesday, November 18th in Eugene during the week of AOC's annual conference.
- Commissioner Chang reported on Monday's meeting of the Wolf Depredation and Financial Compensation Committee where new members were welcomed. He said the committee is preparing for this year's cycle of State grant funding which will include compensation payouts for documented depredations that occurred earlier this year.
- Commissioner Adair attended the Pendleton Round-Up last week.
- Commissioner DeBone reported on last week's meeting of the EDCO Board, which is working to develop a three-year strategic plan.
- Commissioner DeBone will attend the REDI Board meeting today.
- Commissioner DeBone announced that today's meeting of the District Map Advisory Committee will be in Sisters.
- Commissioner DeBone reported on a community-based clean-up in La Pine last Saturday during which 115 people worked to remove 220 yards of waste from three camps south of the transfer station.
- Commissioner Adair said the Lower Bridge rangeland fire protection group is in desperate need of a bulldozer and suggested reaching out to Jefferson County Commissioners to make progress on meeting that need.
- Commissioner Chang referred to the status of the Highway 26 interchange project and said most beneficiaries of that work will be residents of Jefferson County who live in Crooked River Ranch.

EXECUTIVE SESSION: None

ADJOURN:

Being no further items to come before the Board, the meeting was adjourned at 10:08 am.

DATED this 8th Day of October 2025 for the Deschutes County Board of Commissioners.

ATTEST:

Brenda F. Borde
RECORDING SECRETARY

Anthony DeBona
ANTHONY DEBONE, CHAIR

Patti Adair
PATTI ADAIR, VICE CHAIR

Phil Chang
PHIL CHANG, COMMISSIONER