



BOARD OF COMMISSIONERS

BOARD OF COUNTY COMMISSIONERS MEETING

9:00 AM, WEDNESDAY, JANUARY 7, 2026

Barnes Sawyer Rooms - Deschutes Services Building - 1300 NW Wall Street – Bend

(541) 388-6570 | www.deschutes.org

AGENDA

MEETING FORMAT: In accordance with Oregon state law, this meeting is open to the public and can be accessed and attended in person or remotely, with the exception of any executive session.

Members of the public may view the meeting in real time via YouTube using this link: <http://bit.ly/3mmlnzy>. **To attend the meeting virtually via Zoom, see below.**

Citizen Input: The Board of Commissioners provides time during its public meetings for Citizen Input. Alternatively, comments may be submitted on any topic at any time by emailing citizeninput@deschutes.org or leaving a voice message at 541-385-1734.

When in-person comment from the public is allowed at the meeting, public comment will also be allowed via computer, phone or other virtual means.

Zoom Meeting Information: This meeting may be accessed via Zoom using a phone or computer.

- To join the meeting via Zoom from a computer, use this link: <http://bit.ly/3h3oqdD>.
- To join by phone, call 253-215-8782 and enter webinar ID # 899 4635 9970 followed by the passcode 013510.
- If joining by a browser, use the raise hand icon to indicate you would like to provide public comment, if and when allowed. If using a phone, press *9 to indicate you would like to speak and *6 to unmute yourself when you are called on.
- When it is your turn to provide testimony, you will be promoted from an attendee to a panelist. You may experience a brief pause as your meeting status changes. Once you have joined as a panelist, you will be able to turn on your camera, if you would like to.

Time estimates: The times listed on agenda items are estimates only. Generally, items will be heard in sequential order and items, including public hearings, may be heard before or after their listed times.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CITIZEN INPUT

The Board of Commissioners provides time during its public meetings for Citizen Input. This is an opportunity for citizens to communicate to the Commissioners. Time is limited to 3 minutes.

Citizen Input is not available for matters that are presently scheduled for a public hearing, or for matters that are anticipated or likely to come before the Commission at a future public hearing.

The Citizen Input platform is not available for and may not be utilized to communicate obscene or defamatory material.

Note: In addition to the option of providing in-person comments at the meeting, citizen input comments may be emailed to citizeninput@deschutes.org or you may leave a brief voicemail at 541.385.1734.

COMMISSIONER ANNOUNCEMENTS

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

ACTION ITEMS

- [7.](#) **9:10 AM** 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
- [8.](#) **9:15 AM** Second Reading of Ordinance No. 2025-020: Sunriver Community Limited District Text Amendment

9. **9:20 AM** Oregon Criminal Justice Commission IMPACTS grant application
10. **9:35 AM** Work Session: Preparation for Public Hearing - Text Amendments for Wildfire Mitigation Building Codes
11. **10:20 AM** Deliberations: Tumalo RV Park Text Amendment
12. **11:05 AM** Consideration of AOC Logo Request for LOCAL Act (TLT) Letter of Support
13. **11:25 AM** Review draft Leadership Bend presentation

OTHER ITEMS

These can be any items not included on the agenda that the Commissioners wish to discuss as part of the meeting, pursuant to ORS 192.640.

EXECUTIVE SESSION

At any time during the meeting, an executive session could be called to address issues relating to ORS 192.660(2)(e), real property negotiations; ORS 192.660(2)(h), litigation; ORS 192.660(2)(d), labor negotiations; ORS 192.660(2)(b), personnel issues; or other executive session categories.

Executive sessions are closed to the public; however, with few exceptions and under specific guidelines, are open to the media.

ADJOURN



Deschutes County encourages persons with disabilities to participate in all programs and activities. This meeting/event is accessible. Accommodations including sign and other language interpreter services, assistive listening devices, materials in alternate formats such as Braille, large print, electronic formats, or language translations are available upon advance request at no cost. Please make a request at least 24 hours in advance of the meeting/event by calling Brenda Fritsvold at (541) 388-6572 or send an email to brenda.fritsvold@deschutes.org.



El condado de Deschutes anima a las personas con discapacidad a participar en todos los programas y actividades. Esta reunión/evento es accesible. Hay disponibles servicios de intérprete de lengua de señas y de otros idiomas, dispositivos de escucha asistida, materiales en formatos alternativos como braille, letra grande, formatos electrónicos, traducciones o cualquier otra adaptación, con solicitud previa y sin ningún costo. Haga su solicitud al menos 24 horas antes de la reunión/el evento llamando a Brenda Fritsvold al (541) 388-6572 o envíe un correo electrónico a brenda.fritsvold@deschutes.org.



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: January 7, 2026

SUBJECT: Approval of estimate for the rebuild of a Caterpillar 826H solid waste compactor

RECOMMENDED MOTIONS:

1. Move approval of a Sales Estimate #2140157-1 from Peterson Machinery Co. for the rebuild of a solid waste compactor (equipment# 1-204) in the amount of \$656,173.69.
2. Move to authorize the County Administrator to sign for revisions to the estimate not to exceed a total of \$700,000.

BACKGROUND AND POLICY IMPLICATIONS:

The Department of Solid Waste seeks approval of a cost-effective equipment rebuild that supports operational efficiency and sustainable asset management.

The Department proposes to contract for the rebuilding of the Caterpillar 836H waste compactor at Knott Landfill using certified Caterpillar parts. This rebuild would extend the machine's service life at about half the cost of purchasing a new unit while maintaining full warranty coverage. The proposal is to have the work completed by Peterson Machinery Co.—the only qualified local dealer—through the Sourcewell cooperative purchasing program which ensures competitive pricing.

BUDGET IMPACTS:

Funds are budgeted in the FY25-26 Equipment Reserve Fund 614 Solid Waste Department budget for the rebuild of this piece of equipment.

ATTENDANCE:

Tim Brownell, Director of Solid Waste



Peterson Tractor Co. (California) & Peterson
Machinery Co. (Oregon/Washington)
3635 SW AIRPORT WAY
REDMOND, OR 97756
541-548-8566

Estimate #2140157 - 1

DESCHUTES COUNTY ROAD DEPT
61150 27TH ST
BEND 97702-9631

CUSTOMER NO.	CONTACT	PHONE NO.	FAX NO.	WORK ORDER NO.
1756150	RANDY MCCULLEY	.		
Estimate NO.	P.O. NO.	DATE	EMAIL	
2140157		3/10/2025		
MAKE	MODEL	SERIAL NO.	UNIT NO.	SMU
AA	836H	0BXD01059	1-205	
DESCRIPTION:				
CPT+HYD. REBUILD				
NOTE				
*** ORDER ALL HOSES AS PER SAMPLE *** - EXCLUDES HARD PARTS, HOSES AND MACHINING UNLESS SPECIFIED, AN ADDITIONAL ESTIMATE WILL BE PROVIDED UPON DISASSEMBLY AND INSPECTION IF NEEDED - EXCLUDES CORE CHARGES ON PARTS NOT MEETING ACCEPTABLE CORE CRITERIA				

SEGMENT: 00 CLEAN MACHINE (070 7000)

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	CLEAN LABOR	30	174.00	5,220.00
Total Labor:				5,220.00
Segment 00 Total:				5,220.00

SEGMENT: 01 REMOVE LANDFILL BULLDOZER (011 6083)
REMOVE BLADE AND DROP A/C UNIT TO BACK OF CAB

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Labor				
Item Number	Description	Qty	Unit Price	Ext Price
SHP	FIELD LABOR	6	195.00	1,170.00
Total Labor:				1,170.00
Segment 01 Total:				1,170.00

SEGMENT: 02 REMOVE BODY PANEL GUARD (011 7267 GD)

Labor				
Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	8	174.00	1,392.00
Total Labor:				1,392.00
Segment 02 Total:				1,392.00

SEGMENT: 03 LIFT, BLOCK & LOWER MACHINE (009 7000)

Labor				
Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	4	174.00	696.00
Total Labor:				696.00
Segment 03 Total:				696.00

SEGMENT: 04 REMOVE COMPACTOR WHEEL (011 4206)

REMOVE COMPACTOR WHEELS AND INSTALL RUBER TIRES
AND WHEELS

Labor				
Item Number	Description	Qty	Unit Price	Ext Price
SHP	FIELD LABOR	8	195.00	1,560.00
Total Labor:				1,560.00

Segment 04 Total:1,560.00

SEGMENT: 05REMOVE MODULAR CAB (011 7335)

Labor				
Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	4	174.00	696.00
Total Labor:				696.00
Segment 05 Total:				696.00

SEGMENT: 06REMOVE RADIATOR & GUARD (011 1381)

Labor				
Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	4	174.00	696.00
Total Labor:				696.00
Segment 06 Total:				696.00

SEGMENT: 07REMOVE ENG & TORQUE CONV/DIVIDER (011 1003)

Labor				
Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	20	174.00	3,480.00
Total Labor:				3,480.00
Segment 07 Total:				3,480.00

SEGMENT: 08REMOVE TRANS & TRANSFER GEARS (011 3002)

Labor				
Item Number	Description	Qty	Unit Price	Ext Price

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SHP	SHOP LABOR	18	174.00	3,132.00
Total Labor:				3,132.00
Segment 08 Total:				3,132.00

SEGMENT: 09 REMOVE AXLE HOUSING ASSEMBLY FRONT (011 3260 FRT)

Labor				
Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	8	174.00	1,392.00
Total Labor:				1,392.00
Segment 09 Total:				1,392.00

SEGMENT: 10 REMOVE AXLE HOUSING ASSEMBLY REAR (011 3260 RE)

Labor				
Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	8	174.00	1,392.00
Total Labor:				1,392.00
Segment 10 Total:				1,392.00

SEGMENT: 11 REMOVE HYDRAULIC CYLINDERS (011 7562)

LIFT
STEERING
BOTTOM GUARDS

Labor				
Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	6	174.00	1,044.00
Total Labor:				1,044.00
Segment 11 Total:				1,044.00

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SEGMENT: 12 REMOVE HYDRAULIC CONTROL VALVE MAIN (011 5051 MV)**Labor**

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	4	174.00	696.00
Total Labor:				696.00
Segment 12 Total:				696.00

SEGMENT: 13 REMOVE STEERING VALVE (011 4307)**Labor**

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	2	174.00	348.00
Total Labor:				348.00
Segment 13 Total:				348.00

SEGMENT: 14 REMOVE BOTTOM GUARD CONTROL VALVE (011 7153 V4)**Labor**

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	2	174.00	348.00
Total Labor:				348.00
Segment 14 Total:				348.00

SEGMENT: 15 REMOVE HYDRAULIC TANK (011 5056)**Labor**

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	5	174.00	870.00
Total Labor:				870.00
Segment 15 Total:				870.00

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SEGMENT: 17 REPLACE WITH CAT REMAN ENGINE LEVEL 4 (513 1000 L4A)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
10R9789	ALTERNATOR G(REMAN A	1	826.97	826.97
10R9815	MOTOR G ELEC(REMAN S	1	854.33	854.33
20R2510	ENG AR COMPL(REMANUF	1	69,278.17	69,278.17
299-5845	WIRE AS	1	23.23	23.23
190-6560	BELT	1	56.40	56.40
217-8938	TIGHTENING-B	1	306.86	306.86
218-0324	COMPRESSOR G	1	970.73	970.73
MISC	MISC. SWAP OVER PARTS	1	500.00	500.00
Total Parts:				72,816.69

Labor

Item Number	Description	Qty	Unit Price	Ext Price
OR1		24	174.00	4,176.00
Total Labor:				4,176.00

Segment 17 Total: 76,992.69**SEGMENT: 18** REPLACE WITH CAT REMAN TRANSMISSION OIL PUMP (513 3066)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
0R-9867	PUMP GP GEAR	1	2,299.33	2,299.33
135-1845	GASKET	1	32.66	32.66
8P-8701	WASHER	1	15.06	15.06
4N-0952	PLUG	1	3.52	3.52
2M-4287	RING	1	2.61	2.61
5P-7068	BEARING A	1	74.00	74.00
MISC	MISC. INSTALL PARTS	1	0.00	0.00
Total Parts:				2,427.18

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	3	174.00	522.00
Total Labor:				522.00

Segment 18 Total: 2,949.18

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SEGMENT: 19 REPLACE WITH CAT REMAN HYDRAULIC FAN PUMP (513 1387)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
10R-4506	PUMP GP HYD	1	2,196.11	2,196.11
2232102	SEAL-INTEGRA	1	24.57	24.57
MISC	MISC. INSTALL PARTS	1	75.00	75.00
Total Parts:				2,295.68

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	4	174.00	696.00
Total Labor:				696.00

Segment 19 Total: 2,991.68**SEGMENT: 20** REPLACE WITH CAT REMAN HYDRAULIC FAN MOTOR (513 1386)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
10R-3228	MOTOR GP	1	2,371.34	2,371.34
MISC	MISC. INSTALL PARTS	1	75.00	75.00
Total Parts:				2,446.34

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	4	174.00	696.00
Total Labor:				696.00

Segment 20 Total: 3,142.34**SEGMENT: 21** REPLACE WITH CAT REMAN IMPLEMENT PUMP PILOT & BRAKING (513 5084 P&B)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
20R-8526	PUMP GP-A	1	2,177.27	2,177.27
MISC	MISC. INSTALL PARTS	1	75.00	75.00
Total Parts:				2,252.27

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Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	4	174.00	696.00
Total Labor:				696.00
Segment 21 Total:				2,948.27

SEGMENT: 22 REPLACE WITH CAT REMAN STEERING PUMP (513 4306)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
0R-1062	PUMP GP-HYD	1	5,016.42	5,016.42
MISC	MISC. INSTALL PARTS	1	75.00	75.00
Total Parts:				5,091.42

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	4	174.00	696.00
Total Labor:				696.00
Segment 22 Total:				5,787.42

SEGMENT: 23 REPLACE WITH NEW AIR CONDITIONER LINES HEATER (511 1808 HTR)

*****PERFORM REQUIRED UPDATE I04319817*****

Parts

Part Number	Description	Qty	Unit Price	Ext Price
5P3929	COUPLING AS-REFRIGERANT	1	88.56	88.56
1700235	ACCUMULATOR-REFRIGERANT	1	230.53	230.53
1891707	ORIFICE AS-AIR CONDITIONER	1	8.52	8.52
2943040	HOSE AS	1	201.45	201.45
2943041	HOSE AS	1	229.36	229.36
2943084	HOSE AS	1	129.39	129.39
3474763	HOSE AS	1	180.04	180.04
5P3948	COUPLING AS-REFRIGERANT	1	63.78	63.78
5P4325	CLIP	5	14.62	73.10
6D1641	CLIP	1	8.61	8.61
6D3479	CLIP	5	7.14	35.70
6D4244	CLIP	4	7.75	31.00
6D4636	CLIP	1	11.51	11.51
9X7380	SEAL-O-RING	1	2.36	2.36
9X7381	SEAL-O-RING	3	2.28	6.84

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9X7383	SEAL-O-RING	4	2.61	10.44
9X7384	SEAL-O-RING	1	3.22	3.22
9X7385	SEAL-O-RING	2	4.00	8.00
9X8250	CLIP	1	5.23	5.23
7I1024	GUARD-HOSE	152	0.16	24.32
6V2495	SEAL	1	15.32	15.32
257-3226	DRYER-DYE	1	66.76	66.76
5P0767	CM-HOSE STK	314	0.15	47.10
5P-0767	CM-HOSE STK	285	0.15	42.75
1V-1122	TAG	2	3.18	6.36
1V-1123	TAG	2	3.18	6.36
6D-1641	CLIP	2	8.61	17.22
6V-7238	VALVE	2	41.35	82.70
3K-0360	SEAL	2	1.52	3.04
MISC	MISC. MATERIALS	1	50.00	50.00
8T-1715	ADAPTER(REQUIRED UPDATE PART)	1	13.92	13.92
6V-1722	ADAPTER(REQUIRED UPDATE PART)	1	10.40	10.40
Total Parts:				1,713.89

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	10	174.00	1,740.00
Total Labor:				1,740.00
Segment 23 Total:				3,453.89

SEGMENT: 24 REPLACE WITH NEW HOSES & LINES POWERTRAIN (511 7554 PWT)

345-3941 LINES GP-POWER TRAIN OIL
 311-7602 LINES GP-DIAGNOSTIC

*****PERFORM REQUIRED UPDATE I03114981*****

Parts

Part Number	Description	Qty	Unit Price	Ext Price
4H6112	BREATHER	1	15.49	15.49
5P0597	CLAMP-HOSE	2	6.38	12.76
6V0852	CAP-DUST	2	5.53	11.06
8C3446	VALVE-SAMPLING	1	27.75	27.75
8C3447	CAP-DUST	1	5.87	5.87
8C8533	CLIP	1	13.89	13.89
6V9746	SEAL-O-RING	4	1.55	6.20
1357052	HOSE AS	1	378.66	378.66
3J1907	SEAL-O-RING	3	1.36	4.08
1942905	HOSE AS	1	445.20	445.20
1942906	HOSE AS	1	381.72	381.72

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1942909	HOSE AS	1	223.41	223.41
2256713	HOSE AS	1	366.86	366.86
2261965	HOSE AS	1	332.63	332.63
2431277	WASHER-HARD	8	2.23	17.84
2486406	HOSE AS	1	105.49	105.49
2733224	HOSE AS	1	396.22	396.22
3145581	HOSE AS	1	136.41	136.41
3453976	HOSE AS	1	377.89	377.89
3453977	HOSE AS	1	404.12	404.12
1391398	CLIP	1	11.59	11.59
3D2824	SEAL-O-RING	2	2.09	4.18
6V8397	SEAL-O-RING	5	1.38	6.90
3K0360	SEAL-O-RING	2	1.52	3.04
6V3965	ADAPTER	1	27.86	27.86
2147568	SEAL-O-RING	1	5.26	5.26
1960056	HOSE AS	1	103.50	103.50
1P3705	SEAL-RECTANGULAR	2	3.73	7.46
3J7354	SEAL-O-RING	1	1.20	1.20
3P2404	CLIP	1	13.74	13.74
5P8182	GROMMET	5	47.40	237.00
5P8444	GROMMET	1	47.79	47.79
6J2680	SEAL-O-RING	1	4.62	4.62
8M2773	CLIP	1	8.72	8.72
8M4443	SEAL-O-RING	1	6.34	6.34
8M4986	SEAL-O-RING	1	5.64	5.64
8M5127	SEAL-O-RING	1	2.36	2.36
8M8157	SEAL-O-RING	1	2.26	2.26
8S0948	CLIP	1	8.69	8.69
8T4121	WASHER-HARD	17	0.67	11.39
4D7794	CLIP	1	4.75	4.75
5M2894	WASHER-HARD	4	0.47	1.88
8M8627	SPRING	1	16.57	16.57
5M9622	SHIM	2	2.03	4.06
5M9623	SHIM	3	1.17	3.51
5M9624	SHIM	1	1.09	1.09
8M4986	SEAL-O-RING	2	5.64	11.28
9M4313	POPPET	1	19.58	19.58
5M9548	SPRING	1	5.29	5.29
1L3162	RING-RETAINING	1	1.74	1.74
6V0852	CAP-DUST	1	5.53	5.53
3J1907	SEAL-O-RING	1	1.36	1.36
6V3965	ADAPTER	1	27.86	27.86
1326277	GAUGE AS-LIQUID LEVEL	1	279.70	279.70
8F3469	SEAL-O-RING	2	1.52	3.04
1217958	BOLT-MOUNTING	2	42.91	85.82
4400257	SWITCH GP-PRESSURE	1	194.77	194.77
5P7701	SEAL-O-RING	2	9.54	19.08
8L2786	SEAL-O-RING	2	6.17	12.34
0951678	SEAL-O-RING	1	6.31	6.31
9D7924	MOUNT AS	4	36.24	144.96
4J0522	SEAL-O-RING	10	2.85	28.50
4J0524	SEAL-O-RING	8	3.46	27.68

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4J0527	SEAL-O-RING	1	3.99	3.99
5417168	CM-HOSE STK	103	1.40	144.20
6V0852	CAP-DUST	10	5.53	55.30
3117603	HOSE AS	1	97.93	97.93
3117604	HOSE AS	1	97.05	97.05
3117605	HOSE AS	1	98.05	98.05
3117606	HOSE AS	1	99.64	99.64
3117607	HOSE AS	1	100.74	100.74
3117608	HOSE AS	1	100.61	100.61
3117615	HOSE AS	1	91.95	91.95
3117616	HOSE AS	1	107.44	107.44
3117617	HOSE AS	1	94.50	94.50
3117618	HOSE AS	1	96.66	96.66
3J1907	SEAL-O-RING	2	1.36	2.72
4J5477	SEAL-O-RING	12	1.29	15.48
1704735	RING-RETAINING	10	2.12	21.20
1S0994	CLIP	3	6.14	18.42
8M2773	CLIP	1	8.72	8.72
6V1228	CLIP	4	14.92	59.68
8T4121	WASHER-HARD	6	0.67	4.02
2062723	GUARD-HOSE	70	0.24	16.80
MISC	MISC. MATERIALS	1	75.00	75.00
2469308	HOSE A(REQUIRED UPDATE PART)	1	166.87	166.87
6V9853	ELBOW(REQUIRED UPDATE PART)	1	51.98	51.98
6V-8636	CONNECTOR(REQUIRED UPDATE PART)	1	6.48	6.48

Total Parts: 6,725.22

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	24	174.00	4,176.00
			Total Labor:	4,176.00

Segment 24 Total: 10,901.22

SEGMENT: 25 REPLACE WITH NEW HOSES & LINES HYDRAULIC FAN (511 7554 HFN)

344-1878 LINES GP-HYDRAULIC FAN

Parts

Part Number	Description	Qty	Unit Price	Ext Price
2T1888	HOSE AS	1	153.85	153.85
8C3451	CAP-DUST	1	5.53	5.53
9T5134	VALVE-CHECK	1	179.57	179.57
9X6772	STRAP-CABLE	1	1.38	1.38

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3J1907	SEAL-O-RING	4	1.36	5.44
6V8397	SEAL-O-RING	5	1.38	6.90
1527737	HOSE AS	1	132.68	132.68
3D2824	SEAL-O-RING	6	2.09	12.54
6V9746	SEAL-O-RING	19	1.55	29.45
1616403	HOSE AS	1	141.11	141.11
7M8485	SEAL-O-RING	4	2.28	9.12
1777301	HOSE AS	1	187.38	187.38
2036971	HOSE AS	1	140.51	140.51
2137456	HOSE AS	2	163.34	326.68
2137457	HOSE AS	1	152.74	152.74
2256724	HOSE AS	1	91.89	91.89
2261961	HOSE AS	1	155.80	155.80
2261962	HOSE AS	1	171.68	171.68
2292323	HOSE AS	1	109.99	109.99
2377232	HOSE AS	1	161.31	161.31
2466165	HOSE AS	1	188.91	188.91
2643831	HOSE AS	2	189.42	378.84
2643832	HOSE AS	1	158.87	158.87
3147938	HOSE AS	1	140.79	140.79
3441880	HOSE AS	1	162.20	162.20
3459189	HOSE AS	1	221.77	221.77
3459240	HOSE AS	1	187.61	187.61
3459241	HOSE AS	1	184.12	184.12
3474754	HOSE AS	1	420.84	420.84
3500623	HOSE AS	1	154.25	154.25
1305300	CLIP	1	17.36	17.36
1309984	CLIP	3	17.70	53.10
2M9780	SEAL-O-RING	2	1.67	3.34
3J7354	SEAL-O-RING	2	1.20	2.40
6V8398	SEAL-O-RING	7	1.41	9.87
6V8942	REDUCER-O-RING	1	8.02	8.02
6V3965	ADAPTER	1	27.86	27.86
2147568	SEAL-O-RING	1	5.26	5.26
2P1293	LOCKNUT	7	19.07	133.49
5K5338	CLIP	1	7.66	7.66
5P4325	CLIP	1	14.62	14.62
5P7703	GROMMET	3	25.99	77.97
5P7854	CLIP	2	12.77	25.54
5P8112	GROMMET	2	31.25	62.50
6V1249	GROMMET	1	23.23	23.23
6V1889	CLIP	10	7.75	77.50
8T4121	WASHER-HARD	43	0.67	28.81
1837595	VALVE GP-SOLENOID	1	257.08	257.08
218-0011	HOSE AS.	1	103.52	103.52
155-5282	HOSE AS	1	180.07	180.07
4J0520	SEAL-O-RING	2	2.59	5.18
4J0524	SEAL-O-RING	2	3.46	6.92
4J0527	SEAL-O-RING	1	3.99	3.99
MISC.	MISC. MATERIALS	1	150.00	150.00
			Total Parts:	5,659.04

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Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	16	174.00	2,784.00
Total Labor:				2,784.00
Segment 25 Total:				8,443.04

SEGMENT: 26 REPLACE WITH NEW HOSES & LINES CASE DRAIN (511 7554 DRN)
 229-8340 FILTER & MTG GP-HYDRAULIC -CASE DRAIN

Parts

Part Number	Description	Qty	Unit Price	Ext Price
6V0852	CAP-DUST	1	5.53	5.53
6V9746	SEAL-O-RING	4	1.55	6.20
1576305	HOSE AS	1	230.12	230.12
1805720	HOSE AS	1	155.29	155.29
3164312	HOSE AS	1	178.38	178.38
5K9090	SEAL-O-RING	2	1.71	3.42
7M8485	SEAL-O-RING	1	2.28	2.28
3J1907	SEAL-O-RING	1	1.36	1.36
6V3965	ADAPTER	1	27.86	27.86
3D2824	SEAL-O-RING	1	2.09	2.09
8T4121	WASHER-HARD	8	0.67	5.36
3J1907	SEAL-O-RING	1	1.36	1.36
5F9144	SEAL-O-RING	1	1.08	1.08
MISC	MISC. MATERIALS	1	75.00	75.00
Total Parts:				695.33

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	3	174.00	522.00
Total Labor:				522.00
Segment 26 Total:				1,217.33

SEGMENT: 27 REPLACE WITH NEW HOSES & LINES PUMP (511 7554 NP)
 347-4775 LINES GP-HYDRAULIC MAIN PUMP
 163-6213 LINES GP-PILOT PUMP

Parts

Part Number	Description	Qty	Unit Price	Ext Price
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1637337	HOSE AS	1	109.34	109.34
1637339	HOSE AS	1	107.25	107.25
3164376	HOSE AS	1	100.89	100.89
3164377	HOSE AS	1	101.06	101.06
3164378	HOSE AS	1	103.07	103.07
3164379	HOSE AS	1	100.61	100.61
3K0360	SEAL-O-RING	1	1.52	1.52
6V8398	SEAL-O-RING	9	1.41	12.69
6V8942	REDUCER-O-RING	1	8.02	8.02
4D7733	CLIP	2	10.84	21.68
6V0974	GROMMET	1	40.79	40.79
8T4121	WASHER-HARD	3	0.67	2.01
7X7893	HOSE	18	2.27	40.86
6V0852	CAP-DUST	1	5.53	5.53
8T4985	CLAMP-HOSE	8	20.11	160.88
3J1907	SEAL-O-RING	1	1.36	1.36
1616611	HOSE AS	1	367.48	367.48
6V3965	ADAPTER	1	27.86	27.86
2147568	SEAL-O-RING	1	5.26	5.26
2006345	SADDLE-MOUNTING	1	6.70	6.70
3453948	HOSE AS	1	794.86	794.86
2042281	STRAP-CABLE	2	2.18	4.36
1P3704	SEAL-RECTANGULAR	2	3.29	6.58
1P3705	SEAL-RECTANGULAR	1	3.73	3.73
1P3706	SEAL-RECTANGULAR	1	4.15	4.15
2H6338	SEAL-O-RING	1	5.58	5.58
5P7703	GROMMET	1	25.99	25.99
5P8182	GROMMET	1	47.40	47.40
6V1875	GROMMET	3	58.79	176.37
6V1877	GROMMET	2	162.05	324.10
8T0441	BOLT	2	1.73	3.46
8T0568	SEAL-O-RING	1	20.43	20.43
8T4121	WASHER-HARD	13	0.67	8.71
9X7371	SEAL-O-RING	1	28.42	28.42
4J0524	SEAL-O-RING	2	3.46	6.92
MISC	MISC. MATERIALS	1	75.00	75.00
			Total Parts:	2,860.92

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	8	174.00	1,392.00
			Total Labor:	1,392.00

Segment 27 Total: 4,252.92**SEGMENT: 28** REPLACE WITH NEW HOSES & LINES CYLINDER (511 7554 CD)

152-0598 LINES GP-LIFT CYLINDER

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Parts

Part Number	Description	Qty	Unit Price	Ext Price
2132156	HOSE AS	1	386.78	386.78
2132155	HOSE AS	1	506.97	506.97
1P3703	SEAL-RECTANGULAR	2	2.83	5.66
1P3704	SEAL-RECTANGULAR	2	3.29	6.58
5P8444	GROMMET	1	47.79	47.79
7G5986	GROMMET	1	76.03	76.03
8T4121	WASHER-HARD	1	0.67	0.67
MISC	MISC. MATERIALS	1	50.00	50.00
Total Parts:				1,080.48

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	6	174.00	1,044.00
Total Labor:				1,044.00

Segment 28 Total: 2,124.48
SEGMENT: 29 REPLACE WITH NEW HOSES & LINES GUARD (511 7554 GD)347-4764 LINES GP-HYDRAULIC -BOTTOM GUARD LIFT
SYSTEM**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
2042281	STRAP-CABLE	2	2.18	4.36
2048000	MOUNTING-CABLE TIE	1	7.82	7.82
3474762	HOSE AS	1	113.92	113.92
3474771	HOSE AS	1	114.33	114.33
3475388	HOSE AS	1	115.47	115.47
3475389	HOSE AS	1	110.79	110.79
3480347	HOSE AS	1	109.12	109.12
3480348	HOSE AS	1	101.90	101.90
3J1907	SEAL-O-RING	2	1.36	2.72
6V8397	SEAL-O-RING	8	1.38	11.04
6V8398	SEAL-O-RING	5	1.41	7.05
4D9517	CLIP	1	8.92	8.92
5K8451	CLIP	7	8.83	61.81
5P9297	CLIP	6	6.55	39.30
7S4244	CLIP	2	11.27	22.54
8M2770	CLIP	4	5.63	22.52
8M2773	CLIP	3	8.72	26.16
8T4121	WASHER-HARD	20	0.67	13.40
MISC.	MISC. MATERIALS	1	125.00	125.00
Total Parts:				1,018.17

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Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	8	174.00	1,392.00
Total Labor:				1,392.00
Segment 29 Total:				2,410.17

SEGMENT: 30 REPLACE WITH NEW STEERING LINES/HOSES (511 4304)

230-2404 LINES GP-STEERING
 141-4940 CONTROL GP-STEERING -STIC
 145-0319 LINES GP-STEERING NEUTRALIZER

Parts

Part Number	Description	Qty	Unit Price	Ext Price
6V0852	CAP-DUST	2	5.53	11.06
8T4985	CLAMP-HOSE	12	20.11	241.32
1355050	HOSE	2	73.68	147.36
3J1907	SEAL-O-RING	3	1.36	4.08
6V8397	SEAL-O-RING	2	1.38	2.76
1536396	HOSE AS	1	587.70	587.70
1536399	HOSE AS	1	612.68	612.68
2059342	CLAMP	4	4.73	18.92
2102121	HOSE AS	1	345.78	345.78
2102455	HOSE AS	1	272.20	272.20
2256721	HOSE AS	1	156.91	156.91
2470821	HOSE AS	1	317.21	317.21
3210866	HOSE AS	1	410.87	410.87
3210867	HOSE AS	1	264.46	264.46
5K9090	SEAL-O-RING	1	1.71	1.71
7M8485	SEAL-O-RING	1	2.28	2.28
5P7701	SEAL-O-RING	1	9.54	9.54
8C3093	SEAL-O-RING	1	6.34	6.34
2147568	SEAL-O-RING	1	5.26	5.26
6V3965	ADAPTER	1	27.86	27.86
1757896	SEAL-O-RING	1	4.99	4.99
1P3704	SEAL-RECTANGULAR	7	3.29	23.03
1P3706	SEAL-RECTANGULAR	2	4.15	8.30
1S0994	CLIP	3	6.14	18.42
3D2824	SEAL-O-RING	1	2.09	2.09
5P7703	GROMMET	1	25.99	25.99
5P8182	GROMMET	2	47.40	94.80
5P8444	GROMMET	4	47.79	191.16
6H3977	SEAL-O-RING	1	4.84	4.84
7D1553	CLIP	1	14.43	14.43
8T4121	WASHER-HARD	24	0.67	16.08
9X7456	GROMMET	1	39.91	39.91

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3007382	HOSE	24	2.12	50.88
3S2093	STRAP-CABLE	3	0.26	0.78
5K1094	LOCKWASHER	4	0.38	1.52
7K1181	STRAP-CABLE	1	0.50	0.50
1414936	PAD	1	9.83	9.83
1512094	HARNESS AS-STEERING	1	124.07	124.07
1635647	GASKET	1	1.92	1.92
1802595	HOSE AS	2	107.45	214.90
1802596	HOSE AS	2	108.14	216.28
2495615	VALVE GP-PILOT	1	1,952.70	1,952.70
3K0360	SEAL-O-RING	2	1.52	3.04
6V8398	SEAL-O-RING	9	1.41	12.69
6D4247	CLIP	2	12.33	24.66
8T4121	WASHER-HARD	9	0.67	6.03
4I9523	BAND-MARKER	1	0.91	0.91
4I9524	BAND-MARKER	1	0.91	0.91
4I9525	BAND-MARKER	1	0.91	0.91
4I9526	BAND-MARKER	1	0.91	0.91
9M8406	CLIP	1	6.38	6.38
8T4224	WASHER-HARD	2	0.47	0.94
9T3096	VALVE GP-CHECK	1	90.76	90.76
1047108	VALVE GP-CHECK	1	108.45	108.45
1494617	VALVE GP-CHECK	1	359.10	359.10
3K0360	SEAL-O-RING	2	1.52	3.04
6V8397	SEAL-O-RING	3	1.38	4.14
1625371	HOSE AS	1	103.49	103.49
1625495	HOSE AS	2	108.29	216.58
1625649	HOSE AS	2	106.53	213.06
1625651	HOSE AS	2	110.76	221.52
1625653	HOSE AS	1	102.73	102.73
3J1907	SEAL-O-RING	8	1.36	10.88
6V8397	SEAL-O-RING	13	1.38	17.94
6V8398	SEAL-O-RING	6	1.41	8.46
3K0360	SEAL-O-RING	2	1.52	3.04
5K8451	CLIP	6	8.83	52.98
5P9297	CLIP	1	6.55	6.55
6V2235	CLIP	2	14.03	28.06
8T4121	WASHER-HARD	8	0.67	5.36
8K-3220	HOSE A	1	466.79	466.79
175-7904	SEAL-O-RING	1	7.89	7.89
7K-1181	STRAP CABLE	8	0.50	4.00
142-4863	HOSE A	1	99.75	99.75
144-2561	HOSE A	1	103.17	103.17
4J0520	SEAL-O-RING	4	2.59	10.36
4J0524	SEAL-O-RING	3	3.46	10.38
6J-4568	BOOT	2	8.40	16.80
3D-2824	SEAL O RING	2	2.09	4.18
293-5263	SPRING	2	12.80	25.60
447-5613	SEAL LIP TYP	2	14.00	28.00

Total Parts:

8,854.16

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Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	24	174.00	4,176.00
Total Labor:				4,176.00
Segment 30 Total:				13,030.16

SEGMENT: 31 REPLACE WITH NEW BRAKE LINES CONTROL VALVE (511 4257 V4)
 347-4778 CONTROL GP-SERVICE BRAKE LINES

Parts

Part Number	Description	Qty	Unit Price	Ext Price
1A4790	WASHER	4	0.63	2.52
3B4607	PIN-COTTER	3	0.11	0.33
3J1907	SEAL-O-RING	3	1.36	4.08
6V8397	SEAL-O-RING	2	1.38	2.76
3E3371	WEDGE-RECEPTACLE LOCK	1	0.14	0.14
8T8729	PIN-CONNECTOR	3	1.28	3.84
4B2913	PIN-CLEVIS	1	8.26	8.26
5P6724	BEARING-ROLLER	1	11.88	11.88
7X2618	PIN	2	1.79	3.58
8T0741	SEAL-LIP TYPE	2	5.28	10.56
6V8398	SEAL-O-RING	1	1.41	1.41
8T4224	WASHER-HARD	2	0.47	0.94
1061774	VALVE GP-BRAKE CONTROL	1	631.21	631.21
6V0852	CAP-DUST	2	5.53	11.06
7K4942	SCREW-PURGE	1	7.43	7.43
8C3451	CAP-DUST	1	5.53	5.53
1499727	HOSE AS	1	140.33	140.33
3J1907	SEAL-O-RING	4	1.36	5.44
1538087	HOSE AS	1	112.22	112.22
1634155	HOSE AS	1	136.40	136.40
1634156	HOSE AS	1	218.17	218.17
1634157	HOSE AS	1	105.86	105.86
6V3965	ADAPTER	2	27.86	55.72
2147568	SEAL-O-RING	2	5.26	10.52
6V8398	SEAL-O-RING	16	1.41	22.56
6V9746	SEAL-O-RING	5	1.55	7.75
7M8485	SEAL-O-RING	4	2.28	9.12
3J7354	SEAL-O-RING	2	1.20	2.40
6V8397	SEAL-O-RING	5	1.38	6.90
2035870	HOSE AS	1	130.06	130.06
2554466	REPAIR KIT-VALVE	1	264.70	264.70
3769451	VALVE GP-RELIEF	1	293.18	293.18
3J1907	SEAL-O-RING	1	1.36	1.36
3J1907	SEAL-O-RING	1	1.36	1.36

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5F9144	SEAL-O-RING	1	1.08	1.08
2965939	HOSE AS	1	266.04	266.04
3112166	HOSE AS	1	136.27	136.27
3117038	HOSE AS	1	134.84	134.84
3117040	HOSE AS	1	109.75	109.75
3135901	HOSE AS	1	139.36	139.36
3150499	HOSE AS	1	99.93	99.93
0974896	SPACER	1	34.36	34.36
3K0360	SEAL-O-RING	6	1.52	9.12
3D2824	SEAL-O-RING	4	2.09	8.36
7J9108	SEAL-O-RING	3	1.49	4.47
8C3446	VALVE-SAMPLING	1	27.75	27.75
1S0994	CLIP	1	6.14	6.14
5P7854	CLIP	1	12.77	12.77
6D4636	CLIP	1	11.51	11.51
6V1249	GROMMET	2	23.23	46.46
6V3265	CLIP	1	5.32	5.32
8D9947	CLIP	1	14.06	14.06
8M2773	CLIP	1	8.72	8.72
8T4121	WASHER-HARD	21	0.67	14.07
9X8250	CLIP	3	5.23	15.69
459-2593	SWITCH AS PR	1	251.33	251.33
376-7257	SWITCH AS-PR	1	194.77	194.77
474-1077	ACCUMULATOR	1	1,393.99	1,393.99
4J0520	SEAL-O-RING	1	2.59	2.59
MISC	MISC. MATERIALS	1	250.00	250.00
224-5775	VALVE GP	1	877.90	877.90
			Total Parts:	6,306.23

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	16	174.00	2,784.00
			Total Labor:	2,784.00
			Segment 31 Total:	9,090.23

SEGMENT: 32 REPLACE WITH NEW FUEL SUPPLY/RETURN LINES (511 1274)

313-1955 LINES GP-FUEL

Parts

Part Number	Description	Qty	Unit Price	Ext Price
1P4278	CLAMP-HOSE	2	2.09	4.18
7K1181	STRAP-CABLE	1	0.50	0.50
8T9655	MOUNT-ISOLATION	8	2.90	23.20
1546628	HOSE AS	1	108.54	108.54
2372857	HOSE AS	1	108.92	108.92
1655970	SWITCH GP-TOGGLE	1	114.12	114.12

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3K0360	SEAL-O-RING	3	1.52	4.56
8T0081	VALVE-BALL	1	111.34	111.34
1757739	CLAMP	1	19.21	19.21
2717303	HOSE AS	1	124.66	124.66
2725582	HOSE AS	1	144.92	144.92
3053684	PLATE-IDENTIFICATION	1	5.70	5.70
3156111	HOSE AS	1	141.92	141.92
1305300	CLIP	1	17.36	17.36
6V8398	SEAL-O-RING	4	1.41	5.64
7J9108	SEAL-O-RING	6	1.49	8.94
3J1907	SEAL-O-RING	2	1.36	2.72
2M9780	SEAL-O-RING	2	1.67	3.34
2147568	SEAL-O-RING	1	5.26	5.26
2609234	VALVE-SHUTOFF	1	90.28	90.28
3S8665	CLIP	2	7.57	15.14
6D4244	CLIP	7	7.75	54.25
6D4247	CLIP	6	12.33	73.98
6V0683	GROMMET	6	20.32	121.92
6V0974	GROMMET	1	40.79	40.79
1367227	SEAL-O-RING	2	6.95	13.90
8L2786	SEAL-O-RING	1	6.17	6.17
8S0948	CLIP	1	8.69	8.69
8T4121	WASHER-HARD	25	0.67	16.75
8T4224	WASHER-HARD	1	0.47	0.47
9N0869	WASHER-HARD	3	0.73	2.19
2476050	PUMP GP-FUEL PRIMING	1	616.81	616.81
2062736	GUARD-HOSE	82	0.60	49.20
8C6959	HOSE	171	0.15	25.65
MISC	MISC. MATERIALS	1	125.00	125.00
			Total Parts:	2,216.22

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	8	174.00	1,392.00
			Total Labor:	1,392.00

Segment 32 Total: 3,608.22**SEGMENT: 33** REPLACE WITH NEW WIRING HARNESS POWERTRAIN (511 1408 PWT)

284-3006 WIRING GP-POWER TRAIN

Parts

Part Number	Description	Qty	Unit Price	Ext Price
2T3019	CLIP	1	5.59	5.59
8C7528	CLIP	1	27.88	27.88
9X3495	CLIP AS	1	25.93	25.93
9X6772	STRAP-CABLE	8	1.38	11.04

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1004311	SENSOR GP-PRESSURE	1	900.14	900.14
2668577	SENSOR GP-SPEED	1	292.92	292.92
2853606	HARNESS AS-TRANSMISSION	1	438.88	438.88
2888390	SENSOR GP-TEMPERATURE	1	230.85	230.85
1305300	CLIP	3	17.36	52.08
1745907	CLIP	1	14.79	14.79
3J1907	SEAL-O-RING	1	1.36	1.36
3K0360	SEAL-O-RING	1	1.52	1.52
4S4455	CLIP	1	8.76	8.76
5K3294	CLIP	2	7.67	15.34
8M2773	CLIP	1	8.72	8.72
8T4121	WASHER-HARD	2	0.67	1.34
9M8406	CLIP	1	6.38	6.38
8C7510	CLIP	1	13.25	13.25
3J7354	SEAL-O-RING	2	1.20	2.40
491-3721	CONT GP-XMSN	1	670.60	670.60
MISC	MISC. MATERIALS	1	125.00	125.00
Total Parts:				2,854.77

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	10	174.00	1,740.00
Total Labor:				1,740.00
Segment 33 Total:				4,594.77

SEGMENT: 34 RECONDITION TRANS & TRANSFER GEARS (020 3002)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
3711427	KIT-DT GASKE	1	1,514.64	1,514.64
3711426	KIT-DT BEARI	1	4,970.42	4,970.42
3S2093	TIE	8	0.26	2.08
6V0852	CAP	6	5.53	33.18
1187226	SENSOR GP	1	260.88	260.88
2313529	HARNESS AS.-	1	480.99	480.99
2443114	VALVE GP	6	335.12	2,010.72
5B3180	NUT	1	0.20	0.20
106-9212	SPRING	1	16.09	16.09
1481928	VAL.-RELIEF	1	134.00	134.00
1240174	CLIP-LOOP	1	10.20	10.20
1305300	CLIP	3	17.36	52.08
1325789	CLIP	5	7.75	38.75
1478563	SHIM-PACK	1	104.67	104.67
9L7494	BOLT	6	6.23	37.38
0308539	BOLT	4	5.41	21.64
3P9658	SHIM	1	98.88	98.88
4S8598	SCREEN	1	16.11	16.11

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8M7160	MAGNET	3	7.31	21.93
7B3028	SCREW	2	0.26	0.52
7S2962	WASHER	1	11.83	11.83
6Y6328	SHIM	1	161.07	161.07
8J8783	VALVE	1	3.17	3.17
1961185	SENSOR GP-SP	2	211.59	423.18
0343557	BOLT	8	0.85	6.80
8T0722	BOLT	2	1.21	2.42
3736708	SPRING	3	58.33	174.99
2339748	DISC-FRICTIO	8	128.60	1,028.80
2346707	DISC-FRICTIO	5	74.74	373.70
9W9856	DISC A	10	359.35	3,593.50
38657	LT GASKET MAKER	1	24.25	24.25
SOS-1-FS	SOS KIT	1	15.30	15.30
3145168B	HYD 10W ADV. BULK	2	24.83	49.66
MISC	MISC. MATERIALS	1	150.00	150.00
266-9266	RETAINER	2	57.70	115.40
8T-1141	RING	2	20.38	40.76
6V0836	RING	3	21.11	63.33
108-2736	RING-LOCK	2	55.15	110.30
8S-9104	RING-RETAINI	2	18.36	36.72
108-2735	RING LOCK	1	51.57	51.57
133-2904	RING-RETAIN	1	14.36	14.36
9M2095	RING	1	17.52	17.52
1N-5410	RING	1	23.76	23.76
3P3743	RING	1	11.39	11.39
1P-0014	RING	1	4.94	4.94
			Total Parts:	16,334.08

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	55	174.00	9,570.00
			Total Labor:	9,570.00

Misc

Item Number	Description	Qty	Unit Price	Ext Price
BENCH TEST	TEST TRANSMISSION	1	600.00	600.00
			Total Misc:	600.00

Segment 34 Total: 26,504.08
SEGMENT: 35 RECONDITION TORQUE CONVERTER LEVEL 2 (020 3101 L2)

*****PERFORM REQUIRED UPDATE I05957507*****

Parts

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Part Number	Description	Qty	Unit Price	Ext Price
1324458	SHIM PACK(TORQUE CON	2	223.56	447.12
1324463	SLEEVE(TORQUE CONVER	1	230.59	230.59
1T0795	RING(TORQUE CONVERTE	3	20.12	60.36
1T0895	RING(TORQUE CONVERTE	1	12.17	12.17
1T0896	RING(TORQUE CONVERTE	1	75.77	75.77
1T1616	WASHER(TORQUE CONVER	1	37.76	37.76
2165342	VALVE GP-MDL(MODULAT	1	334.35	334.35
3369313	DISC-FRICTIO(TORQUE	2	168.96	337.92
3369318	DISC FRICTIO(TORQUE	3	202.60	607.80
3744605	KIT-DT GASKE(GASKET	1	726.79	726.79
4683266	VALVE GP(VALVE GP MO	1	501.68	501.68
5966750	BEARING KT T	1	3,817.56	3,817.56
5K9065	RING(TORQUE CONVERTE	1	19.73	19.73
6H6043	RING(TORQUE CONVERTE	1	20.30	20.30
6V0852	CAP(TORQUE CONVERTER	1	5.53	5.53
6V3935	RING(TORQUE CONVERTE	2	4.30	8.60
6V3965	NIPPLE A(TORQUE CONV	1	27.86	27.86
7M8485	SEAL(TORQUE CONVERTE	2	2.28	4.56
7M9909	SEAL-O-RIN(TORQUE CO	1	11.89	11.89
8H3981	RING(TORQUE CONVERTE	2	2.25	4.50
8J6815	PLUG(TORQUE CONVERTE	1	14.78	14.78
8J6815	PLUG(TORQUE CONVERTE	2	14.78	29.56
9S4368	RING-RETAINI(TORQUE	2	13.19	26.38
38364	LOCTITE TMP SLNT	1	28.49	28.49
38657	LT GASKET MAKER	1	24.25	24.25
1T1639	RING(TORQUE CONVERTE	1	82.59	82.59
MISC	MISC. MATERIALS	1	75.00	75.00
4587194	ADAPTER-LUBE(REQUIRED	1	33.12	33.12
	UPDATE PARTS)			
1395872	CONNECTOR(REQUIRED UPDATE	1	18.77	18.77
	PARTS)			
Total Parts:				7,625.78

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP		24	174.00	4,176.00
Total Labor:				4,176.00
Segment 35 Total:				11,801.78

SEGMENT: 36 RECONDITION PARKING BRAKE (020 4267)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
7K4942	SCREW	1	7.43	7.43
7S3997	SPRING	9	44.11	396.99

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1706712	RING-BACKUP	3	27.28	81.84
1711391	SEAL-BRAKE	3	25.76	77.28
1771483	SEAL-LIP TYP	1	132.45	132.45
3J1907	SEAL	3	1.36	4.08
3K2518	BEARING	1	69.58	69.58
3K2556	RING	1	24.85	24.85
7K9204	SEAL	3	12.52	37.56
8H8257	SEAL-O-RING	1	14.47	14.47
2H2665	SEAL	1	5.93	5.93
623-9120	DISC AS-FRIC	4	252.29	1,009.16
MISC	MISSC. MATERIALS	1	50.00	50.00
			Total Parts:	1,911.62

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	6	174.00	1,044.00
			Total Labor:	1,044.00
			Segment 36 Total:	2,955.62

SEGMENT: 37 RECONDITION AXLE HOUSING ASSEMBLY FRONT (020 3260 FRT FRT)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
1186606	PLATE-OUTER	10	506.36	5,063.60
1211257	RING	1	6.57	6.57
1250965	RING	2	0.34	0.68
1268182	CUP	1	410.42	410.42
1334292	SEAL	1	68.24	68.24
1378837	BUSHING	2	194.32	388.64
1378856	PIN	1	86.78	86.78
1434512	CONE	2	969.80	1,939.60
1444524	CUP-DUST	1	60.02	60.02
1481546	CONE	2	985.85	1,971.70
1516250	SEAL-D RING	2	20.55	41.10
1516251	SEAL-D RING	2	23.88	47.76
1547997	SHIM PACK	1	38.67	38.67
1608510	BOLT	24	7.08	169.92
1649326	SHIM-PACK	1	284.51	284.51
1652135	CONE	1	988.47	988.47
1752853	SHIM-PACK	2	99.66	199.32
1782991	BOLT-HEX HEA	29	13.97	405.13
1853653	WASHER THRUS	2	58.14	116.28
1H6227	RING	1	6.05	6.05
1H8171	SEAL	2	1.97	3.94
1S3889	WASHER	1	22.47	22.47
1T0479	RING	2	12.28	24.56
2010737	DISC-FRICTIO	8	246.80	1,974.40

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2G3747	CLUTCH A	2	3,905.37	7,810.74
2H3932	SEAL	1	2.35	2.35
2R0098	SEAL O RING	2	16.44	32.88
3J1907	SEAL	1	1.36	1.36
3J1907	SEAL	2	1.36	2.72
3K0360	SEAL	2	1.52	3.04
3K0360	SEAL	2	1.52	3.04
4B9373	CONE	1	225.28	225.28
4B9374	CUP	1	65.90	65.90
5J1086	SEAL O RING	1	10.01	10.01
5P8119	SEAL	2	7.63	15.26
5P8119	SEAL	2	7.63	15.26
6D0692	SEAL O RING	2	10.78	21.56
6M1637	CONE	1	464.88	464.88
6M1638	CUP	1	123.47	123.47
6V8281	CUP	2	515.67	1,031.34
7D4719	SPRING	2	155.71	311.42
7D4721	RETAINER	2	170.21	340.42
7M8485	SEAL	1	2.28	2.28
7M8485	SEAL	1	2.28	2.28
7M8485	SEAL	2	2.28	4.56
7V8346	GUIDE	8	21.37	170.96
8R0052	NUT STAKE	1	123.04	123.04
8T0336	FITTING	1	2.61	2.61
8T1141	RING	2	20.38	40.76
8T3013	SEAL	1	19.23	19.23
8V3609	SPRING	8	20.46	163.68
9F2167	SCREW	2	6.03	12.06
9G5321	SEAL G	2	280.66	561.32
9H6832	SEAL	2	19.73	39.46
9M2076	RING	2	26.69	53.38
9M5024	SEAL O RING	1	7.99	7.99
38657	LT GASKET MAKER	2	24.25	48.50
5D6298	CUP	2	529.53	1,059.06
5F1678	SEAL	2	2.21	4.42
5M6592	CUP	1	165.99	165.99
6B4852	CONE	1	730.49	730.49
6Y9885	BEARING A	12	83.99	1,007.88
5P-8119	SEAL	2	7.63	15.26
125-0965	RING	2	0.34	0.68
1H-8171	SEAL	2	1.97	3.94
7M-8485	SEAL	2	2.28	4.56
MISC	MISC. MATERIALS	1	250.00	250.00
			Total Parts:	29,294.15

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHOP		55	174.00	9,570.00
			Total Labor:	9,570.00

Segment 37 Total: 38,864.15

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SEGMENT: 38 RECONDITION AXLE HOUSING ASSEMBLY REAR (020 3260 RE)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
1K6853	FITTING-PRESSURE RELIEF	2	2.74	5.48
1T0479	RING-RETAINING	2	12.28	24.56
8T0336	FITTING-PRESSURE RELIEF	1	2.61	2.61
7M8485	SEAL-O-RING	3	2.28	6.84
1644175	PLATE-THRUST	1	858.07	858.07
2206043	BUSHING	2	669.72	1,339.44
1608510	BOLT-SELF-LOCKING	54	7.08	382.32
2D6533	SEAL-O-RING	1	9.66	9.66
3K0360	SEAL-O-RING	2	1.52	3.04
5P4484	PLUG-MAGNETIC	1	60.34	60.34
5S0085	BEARING-THRUST	2	252.02	504.04
8T0441	BOLT	12	1.73	20.76
4636062	BOLT	50	16.68	834.00
8T4121	WASHER-HARD	12	0.67	8.04
9M6097	SEAL-O-RING	3	19.93	59.79
4B9374	CUP-BEARING	1	65.90	65.90
6M1637	CONE-BEARING	1	464.88	464.88
6M1638	CUP-BEARING	1	123.47	123.47
1268182	CUP-BEARING	1	410.42	410.42
1652135	CONE-SPECIAL TAPERED	1	988.47	988.47
4B9373	CONE-BEARING	1	225.28	225.28
5J1086	SEAL-O-RING	1	10.01	10.01
8T3013	SEAL-O-RING	1	19.23	19.23
9M5024	SEAL-O-RING	1	7.99	7.99
1334292	SEAL-LIP TYPE	1	68.24	68.24
1378856	PIN	1	86.78	86.78
1547997	SHIM PACK	1	38.67	38.67
1649326	SHIM PACK	1	284.51	284.51
1757898	SEAL-O-RING	1	5.99	5.99
7K0432	RING-RETAINING	1	9.92	9.92
3979376	BOLT	16	12.66	202.56
3J1907	SEAL-O-RING	1	1.36	1.36
1782991	BOLT-SELF-LOCKING	25	13.97	349.25
1608510	BOLT-SELF-LOCKING	24	7.08	169.92
2H3932	SEAL-O-RING	1	2.35	2.35
1924744	BOLT	2	0.59	1.18
8R0052	NUT-STAKE	1	123.04	123.04
8T4121	WASHER-HARD	8	0.67	5.36
7D4721	RETAINER	2	170.21	340.42
7D4719	SPRING	2	155.71	311.42
2G3747	CLUTCH AS	2	3,905.37	7,810.74
8M3837	PLUG-MAGNETIC	2	54.66	109.32
9G5321	SEAL GP-DUO-CONE	2	280.66	561.32
4M0736	RING-SEALING	4	35.65	142.60

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1378837	BUSHING	2	194.32	388.64
1853653	WASHER-THRUST	2	58.14	116.28
2394258	BUSHING	6	467.25	2,803.50
2394259	WASHER-THRUST	12	22.02	264.24
1434512	CONE	2	969.80	1,939.60
1481546	CONE	2	985.85	1,971.70
1752853	SHIM PACK	2	99.66	199.32
1S3889	WASHER	2	22.47	44.94
2R0098	SEAL-O-RING	2	16.44	32.88
3J1907	SEAL-O-RING	2	1.36	2.72
3K0360	SEAL-O-RING	2	1.52	3.04
6D0692	SEAL-O-RING	2	10.78	21.56
6V8281	CUP-BEARING	2	515.67	1,031.34
8C8992	BOLT-LOCKING	16	1.67	26.72
9H6832	SEAL-O-RING	2	19.73	39.46
2203681	TAPE	1	31.97	31.97
0822817	TACK	4	0.97	3.88
3298934	TAPE	1	59.05	59.05
38657	LT GASKET MAKER	1	24.25	24.25
38657	LT GASKET MAKER	1	24.25	24.25
5M6592	CUP-BEARING	1	165.99	165.99
6B4852	CONE-BEARING	1	730.49	730.49
5D6298	CUP-BEARING	2	529.53	1,059.06
5F1678	SEAL-O-RING	2	2.21	4.42
MISC.	MISC. MATERIALS	1	250.00	250.00
			Total Parts:	28,298.89

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	55	174.00	9,570.00
			Total Labor:	9,570.00
			Segment 38 Total:	37,868.89

SEGMENT: 39 RECONDITION RADIATOR & GUARD (020 1381)

249-2542 GUARD GP-RADIATOR
 143-3980 COOLER GP-HYDRAULIC OIL
 225-6338 RADIATOR GP -TRASH RESISTANT
 249-2566 FAN GP-SUCTION

Parts

Part Number	Description	Qty	Unit Price	Ext Price
3B4611	PIN-COTTER	1	0.13	0.13
4M7470	GROMMET	3	6.92	20.76
4V8032	CABLE	1	56.23	56.23
8T4159	BUMPER	4	14.87	59.48
8Y5743	SOCKET-LATCH	2	18.04	36.08

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8Y7386	SPACER	2	7.63	15.26
6V5839	WASHER	2	0.55	1.10
1855277	LATCH AS	1	339.24	339.24
1313543	BOLT-CARRIAGE	3	1.21	3.63
5P4115	WASHER-HARD	2	0.42	0.84
6V7687	LOCKNUT	1	2.50	2.50
6V7744	LOCKNUT	4	1.67	6.68
8T4121	WASHER-HARD	22	0.67	14.74
8T4222	WASHER-PLATED	1	1.44	1.44
9X2651	BOLT-CARRIAGE	12	2.18	26.16
9X8256	WASHER-HARD	3	0.35	1.05
1746381	LATCH AS	2	38.32	76.64
1788885	CAM-LATCH	2	24.75	49.50
1P5411	SLEEVE	2	24.31	48.62
8T4121	WASHER-HARD	6	0.67	4.02
3D2824	SEAL-O-RING	1	2.09	2.09
6V9746	SEAL-O-RING	1	1.55	1.55
2040750	HOSE AS	1	199.35	199.35
4S4455	CLIP	2	8.76	17.52
1P4278	CLAMP-HOSE	20	2.09	41.80
6I2431	SEAL	10	67.43	674.30
6I2435	SPACER	10	19.44	194.40
1064572	HOSE-RADIATOR	9	6.82	61.38
3527838	HOSE AS	1	79.21	79.21
3527837	HOSE AS	1	77.86	77.86
6D3479	CLIP	3	7.14	21.42
8T4121	WASHER-HARD	3	0.67	2.01
5P5755	SEAL	2	27.49	54.98
1154968	BUSHING	2	17.77	35.54
2492519	CLAMP AS	2	273.72	547.44
5C9119	WASHER	2	30.27	60.54
8T4121	WASHER-HARD	12	0.67	8.04
8T4222	WASHER-PLATED	16	1.44	23.04
5P7483	SEAL	5	23.64	118.20
174-4357	SHEET	1	87.86	87.86
3H8726	MOUNT AS	1	25.51	25.51
MISC	MISC. MATERIALS	1	250.00	250.00
7T-8331	MOUNTING	1	42.61	42.61
387-4364	CORE AS RTDR	10	1,402.17	14,021.70
			Total Parts:	17,412.45

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	16	174.00	2,784.00
			Total Labor:	2,784.00

Misc

Item Number	Description	Qty	Unit Price	Ext Price
OUTSIDE SERVICE	CLEAN TEST REPAIR CORES	1	3,500.00	3,500.00
			Total Misc:	3,500.00

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Segment 39 Total: 23,696.45
SEGMENT: 40 RECONDITION HYDRAULIC CONTROL VALVE MAIN (020 5051 MV)

*****PERFORM REQUIRED UPDATE I04630250*****

Parts

Part Number	Description	Qty	Unit Price	Ext Price
1U0322	BUSHING	1	6.55	6.55
4T4935	VALVE GP-RELIEF	1	204.39	204.39
7S8491	SPRING	1	14.56	14.56
1509492	VALVE GP-RELIEF	1	420.57	420.57
1598968	VALVE GP-CHECK	1	143.74	143.74
2041320	KIT-RETAINING RING	2	24.57	49.14
1415497	SPRING	2	18.23	36.46
1415498	SPRING	2	16.94	33.88
1919247	WASHER	2	0.95	1.90
3265212	COIL AS	2	37.88	75.76
3161438	CARTRIDGE AS	2	88.05	176.10
2147568	SEAL-O-RING	4	5.26	21.04
1734012	SPRING	2	7.63	15.26
1883365	SPRING	2	11.07	22.14
4J7533	SEAL-O-RING	2	1.08	2.16
3603675	PLUG	2	4.14	8.28
3J1907	SEAL-O-RING	2	1.36	2.72
3J7354	SEAL-O-RING	3	1.20	3.60
2S4078	SEAL-O-RING	1	2.64	2.64
4D3107	SEAL-O-RING	2	2.35	4.70
1H1023	SEAL-O-RING	4	1.15	4.60
4J0522	SEAL-O-RING	1	2.85	2.85
4J0523	SEAL-O-RING	1	3.26	3.26
MISC	MISC. MATERIALS	1	175.00	175.00
372-8908	MANIFOLD (REQUIRED UPDATE PART)	1	1,353.60	1,353.60
Total Parts:				2,784.90

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	8	174.00	1,392.00
Total Labor:				1,392.00

Segment 40 Total: 4,176.90

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SEGMENT: 41 RECONDITION STEERING VALVE (020 4307)

144-7250 VALVE & MTG GP-STEERING

Parts

Part Number	Description	Qty	Unit Price	Ext Price
6V-0852	CAP	1	5.53	5.53
214-7568	SEAL-O RING	1	5.26	5.26
6V-3965	NIPPLE A	1	27.86	27.86
3J-1907	SEAL	1	1.36	1.36
2S-2596	SPRING	2	6.95	13.90
4T1860	VALVE G	1	47.20	47.20
7M-5130	PIN	2	1.65	3.30
6E4499	SPRING	1	19.85	19.85
6E6188	VALVE G	1	413.99	413.99
9T-7419	VALVE GP	1	189.35	189.35
307-6457	SCREEN AS.	1	13.70	13.70
307-6458	SPRING	1	9.46	9.46
3J-1907	SEAL	2	1.36	2.72
3D2824	SEAL O RING	3	2.09	6.27
3J-7354	SEAL O RING	1	1.20	1.20
3J-1907	SEAL	1	1.36	1.36
8T-4896	WASHER	1	0.49	0.49
2S-4078	SEAL	2	2.64	5.28
2S-4078	SEAL	1	2.64	2.64
3J-1907	SEAL	2	1.36	2.72
4J-8224	SHIM	5	1.14	5.70
5J-4776	SHIM	1	1.68	1.68
6E-4286	VALVE G	1	280.91	280.91
6E-4500	SPRING	1	19.76	19.76
6K-6307	SEAL-O-RING	1	3.00	3.00
3J-7354	SEAL O RING	14	1.20	16.80
MISC.	MISC. MATERIALS	1	75.00	75.00
Total Parts:				1,176.29

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	6	174.00	1,044.00
Total Labor:				1,044.00

Segment 41 Total: 2,220.29**SEGMENT: 42** RECONDITION BOTTOM GUARD CONTROL VALVE (020 7153 V4)345-3937 VALVE & MTG GP-CONTROL -BOTTOM GUARD LIFT
SYSTEM

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Parts

Part Number	Description	Qty	Unit Price	Ext Price
1952627	SEAL KIT	2	6.58	13.16
1047108	VALVE GP-CHECK	1	108.45	108.45
3K0360	SEAL-O-RING	2	1.52	3.04
3J1907	SEAL-O-RING	2	1.36	2.72
6V8397	SEAL-O-RING	5	1.38	6.90
6V8398	SEAL-O-RING	2	1.41	2.82
8T4121	WASHER-HARD	7	0.67	4.69
MISC	MISC. MATERIALS	1	50.00	50.00
Total Parts:				191.78

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	4	174.00	696.00
Total Labor:				696.00

Segment 42 Total: 887.78
SEGMENT: 44 RECONDITION FAN REVERSING VALVE (020 138R)
 162-2191 VALVE GP-FAN REVERSING
 REMOVE RESEAL INSTALL
Parts

Part Number	Description	Qty	Unit Price	Ext Price
1282779	VALVE GP-CHECK	2	53.65	107.30
1528340	VALVE GP-SOLENOID	1	299.71	299.71
1789037	VALVE GP-DIVERter	2	527.66	1,055.32
2390617	VALVE GP-CHECK	1	89.81	89.81
1886298	KIT-SEAL	1	302.68	302.68
MISC	MISC. MATERIALS	1	75.00	75.00
1335545	SEAL KIT	3	39.57	118.71
Total Parts:				2,048.53

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	6	174.00	1,044.00
Total Labor:				1,044.00

Segment 44 Total: 3,092.53
SEGMENT: 45 RECONDITION DRIVE SHAFT (020 3253)

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SEGMENT: 45

136-1722 SHAFT GP-DRIVE
136-1754 SHAFT GP-INPUT DRIVE

Parts

Part Number	Description	Qty	Unit Price	Ext Price
2D8540	SEAL-LIP TYPE	2	34.38	68.76
3B8489	ADAPTER	1	2.32	2.32
1593945	BEARING	1	679.68	679.68
1H8278	SEAL-O-RING	1	7.76	7.76
2H3933	SEAL-O-RING	1	6.03	6.03
6V5839	WASHER	2	0.55	1.10
1060933	SPIDER & BEARING GP	1	908.24	908.24
1060933	SPIDER & BEARING GP	2	908.24	1,816.48
8T0281	BOLT	8	4.04	32.32
8T0281	BOLT	4	4.04	16.16
1060933	SPIDER & BEARING GP	2	908.24	1,816.48
3B8489	ADAPTER	2	2.32	4.64
8C8771	FITTING-PRESSURE RELIEF	1	1.46	1.46
8T0281	BOLT	8	4.04	32.32
6V3823	BOLT	8	1.66	13.28
2T3013	UNIVERSAL JOINT AS	2	174.68	349.36
MISC	MISC. MATERIALS	1	75.00	75.00
Total Parts:				5,831.39

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	10	174.00	1,740.00
Total Labor:				1,740.00

Segment 45 Total: 7,571.39

SEGMENT: 46

RECONDITION HYDRAULIC TANK (020 5056)

*****PERFORM REQUIRED UPDATE I07222432*****

Parts

Part Number	Description	Qty	Unit Price	Ext Price
3D2824	SEAL-O-RING	2	2.09	4.18
5D1901	WASHER	1	4.12	4.12
6J1081	GLASS-SIGHT	1	14.76	14.76
1M8649	RING-RETAINING	1	27.54	27.54
4J3815	GASKET	1	6.45	6.45
5H6005	SEAL-O-RING	4	1.36	5.44
5M2057	SEAL-O-RING	1	2.23	2.23
6J1080	GROMMET	1	16.19	16.19
6V7744	LOCKNUT	74	1.67	123.58

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7B3039	SPRING	1	9.05	9.05
8J8783	VALVE-DRAIN	1	3.17	3.17
8T0722	BOLT-LOCKING	4	1.21	4.84
8T2275	BALL	1	0.40	0.40
8T3298	SEAL-RECTANGULAR	1	4.25	4.25
8T4896	WASHER-HARD	2	0.49	0.98
9T9227	SCREEN AS	2	181.19	362.38
2381825	GASKET	1	119.96	119.96
7B2805	RING-LOCK	1	5.90	5.90
MISC.	MISC. MATERIALS	1	75.00	75.00
507-0643	BREATHING AS(REQUIRED UPDATE PART)	1	147.74	147.74
Total Parts:				938.16

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	8	174.00	1,392.00
Total Labor:				1,392.00
Segment 46 Total:				2,330.16

SEGMENT: 47 RECONDITION LIFT/HOIST CYLINDER (020 5102)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
1022244	GROMMET	1	4.56	4.56
1939118	STOP	1	238.71	238.71
2141639	MAGNET	1	58.66	58.66
1S3311	RING-RETAINING	2	20.50	41.00
3G0911	SHIM	42	4.11	172.62
2349005	SENSOR GP-POSITION	1	1,649.19	1,649.19
9X3401	PIN-CONNECTOR	1	1.71	1.71
3119316	SEAL AS-BUFFER	1	41.89	41.89
4392695	SEAL-U-CUP	1	30.96	30.96
3119318	SEAL-WIPER	1	36.36	36.36
1882199	SEAL-O-RING	1	11.69	11.69
2151942	RING-BACKUP	1	4.14	4.14
3V2431	WASHER	2	0.27	0.54
4J4606	RING-WEAR	1	37.92	37.92
4T5173	SEAL	1	78.32	78.32
5J3488	LOCKNUT	1	215.92	215.92
7I1352	RING-SEAL	1	54.28	54.28
8C5245	RING-WEAR	1	13.21	13.21
8J1688	SEAL-O-RING	1	7.76	7.76
8J1689	RING-BACKUP	1	9.28	9.28
8T8737	PLUG-SEAL	1	0.49	0.49
3J1907	SEAL-O-RING	1	1.36	1.36
9X1386	SLEEVE	15	0.14	2.10

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7J1309	BEARING	1	188.60	188.60
MISC.	MISC. MATERIALS	1	75.00	75.00
Total Parts:				2,976.27

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	8	174.00	1,392.00
Total Labor:				1,392.00

Segment 47 Total: 4,368.27

SEGMENT: 48 RECONDITION STEERING CYLINDER (020 4303)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
244-0972	KIT-SEAL-H.C	2	180.08	360.16
7J-1309	BEARING	2	188.60	377.20
1S-3311	RING	2	20.50	41.00
7J-1309	BEARING	2	188.60	377.20
1S-3311	RING	2	20.50	41.00
MISC.	MISC. MATERIALS	2	75.00	150.00
Total Parts:				1,346.56

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	10	174.00	1,740.00
Total Labor:				1,740.00

Segment 48 Total: 3,086.56

SEGMENT: 49 RECONDITION ATTACHMENT CYLINDER GUARD (020 5116 GD)

293-3004 CYLINDER GP-GUARD
340-3643 CYLINDER GP-GUARD

Parts

Part Number	Description	Qty	Unit Price	Ext Price
2368937	SEAL KIT	2	125.52	251.04
5J3079	COTTER	4	0.24	0.96
6S-9277	PIN	4	9.05	36.20
MISC	MISC. MATERIALS	2	50.00	100.00
Total Parts:				388.20

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Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	5	174.00	870.00
Total Labor:				870.00
Segment 49 Total:				1,258.20

SEGMENT: 50 RECONDITION CONTROL CONSOLE (020 5258)

171-3897 SUPPORT GP-STEERING CONTROL

Parts

Part Number	Description	Qty	Unit Price	Ext Price
3G4711	SPRING	1	9.72	9.72
4B4276	WASHER	8	0.32	2.56
4E6335	CUSHION AS	1	133.10	133.10
4E6445	PIN	1	22.38	22.38
4E6446	GUIDE	1	49.65	49.65
1728591	NUT-CLIP	5	0.76	3.80
4E9174	BEARING	2	28.08	56.16
9U3925	RING-RETAINING	4	0.20	0.80
9U3927	BEARING	1	5.55	5.55
1376841	SHIM	2	1.23	2.46
1700971	CUSHION AS	1	114.15	114.15
2114942	KNOB AS	2	32.86	65.72
8T0277	PIN-SPRING	1	1.17	1.17
0138502	LOCKWASHER	1	0.27	0.27
1J5799	PIN-SPRING	1	2.31	2.31
7X3310	KNOB-BALL	1	8.05	8.05
8T4205	WASHER-HARD	4	0.35	1.40
8T4224	WASHER-HARD	4	0.47	1.88
9X2038	WASHER	11	0.50	5.50
MISC	MISC. MATERIALS	1	75.00	75.00
Total Parts:				561.63

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	8	174.00	1,392.00
Total Labor:				1,392.00
Segment 50 Total:				1,953.63

SEGMENT: 51 RECONDITION ARTICULATION PIVOT PIN HITCH (020 7057 HCH)

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SEGMENT: 51

****EXCLUDES ANY MACHINE WORK IF NEEDED*****

Parts

Part Number	Description	Qty	Unit Price	Ext Price
2N3254	CONE-BEARING	2	191.29	382.58
3K6401	SHIM PACK	1	184.77	184.77
5P2525	CUP-BEARING	2	348.10	696.20
5P2673	SEAL-LIP TYPE	2	40.97	81.94
5P9769	CONE-BEARING	2	455.84	911.68
1412150	PIN	1	1,439.97	1,439.97
1412155	SHIM PACK	1	173.49	173.49
1412156	SHIM PACK	1	75.62	75.62
2558239	PIN AS	1	683.58	683.58
2558246	SHIM PACK	1	176.90	176.90
6C8648	BOLT	10	5.26	52.60
5P8245	WASHER-HARD	12	0.84	10.08
5P8247	WASHER-HARD	10	1.29	12.90
8T4194	BOLT	10	2.09	20.90
8T4223	WASHER-HARD	16	0.97	15.52
8T5001	BOLT	6	5.31	31.86
8T5460	BOLT	1	4.51	4.51
8T6991	BOLT	12	5.11	61.32
2558232	PLATE	1	251.87	251.87
8X0674	WASHER	1	42.90	42.90
6U-1989	BREATHER	2	2.21	4.42
166-1496	SEAL-LIP TYP	2	51.20	102.40
2N3253	CUP-BEARING	2	58.34	116.68
MISC	MISC. MATERIALS	1	175.00	175.00
Total Parts:				5,709.69

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	40	174.00	6,960.00
Total Labor:				6,960.00

Segment 51 Total: 12,669.69**SEGMENT: 54** INSTALL TRANS & TRANSFER GEARS (012 3002)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
9W-9930	MOUNT ASSY	6	67.51	405.06
MISC	MISC. INSTALL PARTS	1	500.00	500.00
Total Parts:				905.06

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Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	26	174.00	4,524.00
Total Labor:				4,524.00
Segment 54 Total:				5,429.06

SEGMENT: 55 INSTALL ENG & TORQUE CONV/DIVIDER (012 1003)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
154-1578	BOLT-HEX	11	3.73	41.03
9X-8257	WASHER	11	1.38	15.18
9M-2904	CLAMP	1	4.38	4.38
371-8115	CM HOSE BULK	13	0.66	8.58
4W-9160	CLAMP	1	71.92	71.92
7W-7417	INDICATOR	1	65.82	65.82
9X-4008	HOSE	2	94.58	189.16
223-0147	HOSE AS	1	84.70	84.70
219-0313	CLAMP-T'BOLT	4	10.91	43.64
241-9265	CLAMP-MUFFLE	1	32.92	32.92
3J-1907	SEAL	1	1.36	1.36
8T-4121	WASHER	2	0.67	1.34
224-2687	MUFFLER AS	1	4,987.82	4,987.82
5P-3961	BOLT	2	10.02	20.04
8T-4896	WASHER	2	0.49	0.98
6Y-2090	MOUNT AS	2	420.68	841.36
9W-9930	MOUNT ASSY	2	67.51	135.02
6L-3308	GASKET	1	5.16	5.16
2V-2043	LOCKNUT	1	7.75	7.75
583-5104	RECEIVER AS	1	261.67	261.67
330-3715	HOSE AS	1	129.63	129.63
5K-9090	SEAL O RING	2	1.71	3.42
7M-8485	SEAL	2	2.28	4.56
8T-4121	WASHER	2	0.67	1.34
0T-0199	PLUG	1	9.08	9.08
8S-6824	CLAMP A	1	69.53	69.53
259-6226	PRECLEANER A	1	1,259.08	1,259.08
9X-2488	CLAMP	4	12.42	49.68
3K-0360	SEAL	2	1.52	3.04
6V-6609	SEAL	1	1.49	1.49
6D-1641	CLIP	2	8.61	17.22
101-3125	GASKET	1	8.07	8.07
208-7448	CLAMP-T'BOLT	8	10.37	82.96
7E-8630	HOSE-PUMP	4	104.36	417.44
5P0597	CLAMP	2	6.38	12.76
272-8384	PLUG BUTTON	1	3.94	3.94
164-5798	CAP-RAIN	1	20.55	20.55

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226-4909	SCREEN	1	74.89	74.89
5P-4325	CLIP	2	14.62	29.24
5P-1471	CM-HOSE STK	166	0.87	144.42
231-0858	CM BULK SEAL	87	0.09	7.83
Total Parts:				9,170.00

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	24	174.00	4,176.00
Total Labor:				4,176.00

Segment 55 Total: 13,346.00**SEGMENT: 56** INSTALL RADIATOR & GUARD (012 1381)

*****PERFORM REQUIRED UPDATE I04319817*****

Parts

Part Number	Description	Qty	Unit Price	Ext Price
3516538	HOSE	2	30.67	61.34
3S2093	STRAP-CABLE	5	0.26	1.30
3516537	HOSE	2	27.23	54.46
3523790	HOSE AS	1	103.05	103.05
6L8617	CAP-PRESSURE	1	27.19	27.19
3523793	HOSE AS	1	89.01	89.01
1808424	SEAL-O-RING	2	1.29	2.58
2843502	CLAMP-BAND	2	5.77	11.54
3523791	HOSE AS	1	101.71	101.71
3523792	HOSE AS	1	93.85	93.85
3431820	CLAMP-BAND	4	7.55	30.20
6V9027	SEAL-O-RING	1	1.15	1.15
1214345	SEAL-O-RING	3	1.21	3.63
3474165	CLAMP-BAND	4	6.49	25.96
2S1647	GROMMET	1	14.29	14.29
3E6753	GROMMET	1	7.57	7.57
3S8665	CLIP	1	7.57	7.57
4D7388	CLIP	3	8.83	26.49
6D3479	CLIP	1	7.14	7.14
8T4121	WASHER-HARD	12	0.67	8.04
7Y1976	HOSE-WATER	180	0.19	34.20
3496239	HOSE	223	0.56	124.88
6V6609	SEAL-O-RING	1	1.49	1.49
9Y9236	GAUGE-SIGHT	1	50.52	50.52
2620494	CLAMP	2	1.86	3.72
3147599	CLAMP-BAND	2	8.13	16.26
6V9027	SEAL-O-RING	1	1.15	1.15
1214345	SEAL-O-RING	1	1.21	1.21
6V5064	SEAL-O-RING	1	2.25	2.25

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3496242	HOSE	23	0.87	20.01
9X2133	HOSE	55	0.11	6.05
2S3440	CLAMP-HOSE	1	3.29	3.29
8M7066	GASKET	1	3.23	3.23
6V3250	SEAL-O-RING	1	1.34	1.34
1808424	SEAL-O-RING	1	1.29	1.29
8T4121	WASHER-HARD	3	0.67	2.01
4568421	HOSE-HYDRAULIC	10	0.21	2.10
MISC.	MISC. MATERIALS	1	150.00	150.00
112-9783	CONNECTOR(REQUIRED UPDATE PART)	1	7.44	7.44
6V-8639	CONNECTOR(REQUIRED UPDATE PART)	1	7.92	7.92
6V8780	TEE(REQUIRED UPDATE PART)	1	16.57	16.57
8C6871	CONNECTOR(REQUIRED UPDATE PART)	1	5.24	5.24
6V-8647	CONNECTOR(REQUIRED UPDATE PART)	1	5.40	5.40
6V-5064	SEAL O RING(REQUIRED UPDATE PART)	1	2.25	2.25
Total Parts:				1,147.89

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	6	174.00	1,044.00
Total Labor:				1,044.00
Segment 56 Total:				2,191.89

SEGMENT: 57 INSTALL AXLE HOUSING ASSEMBLY FRONT (012 3260 FR)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
139-5943	BOLT	12	64.19	770.28
9X-8399	WASHER	24	5.11	122.64
8T-1583	NUT	12	6.70	80.40
Total Parts:				973.32

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	8	174.00	1,392.00
Total Labor:				1,392.00
Segment 57 Total:				2,365.32

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SEGMENT: 58 INSTALL AXLE HOUSING ASSEMBLY REAR (012 3260 RE)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
334-6836	BOLT-HEX HEA	8	48.18	385.44
178-2992	BOLT-HEX HEA	4	44.09	176.36
9X-8399	WASHER	12	5.11	61.32
Total Parts:				623.12

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHF	SHOP LABOR	8	174.00	1,392.00
Total Labor:				1,392.00

Segment 58 Total: 2,015.12**SEGMENT: 59** INSTALL HYDRAULIC CONTROL VALVE MAIN (012 5051 MV)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
6V0852	CAP-DUST	3	5.53	16.59
7K1181	STRAP-CABLE	5	0.50	2.50
8C3451	CAP-DUST	1	5.53	5.53
9X6772	STRAP-CABLE	9	1.38	12.42
1121817	VALVE-BALL	1	97.73	97.73
3J1907	SEAL-O-RING	15	1.36	20.40
3J1907	SEAL-O-RING	2	1.36	2.72
2M9780	SEAL-O-RING	2	1.67	3.34
6V3505	RING-BACKUP	2	1.09	2.18
8C3132	SEAL-O-RING	2	4.93	9.86
6E0410	SEAL-O-RING	2	1.34	2.68
5P2199	RING-BACKUP	2	1.79	3.58
2971449	HOSE AS	1	131.01	131.01
2971448	HOSE AS	1	136.02	136.02
9T3096	VALVE GP-CHECK	1	90.76	90.76
3J1907	SEAL-O-RING	1	1.36	1.36
6V8397	SEAL-O-RING	1	1.38	1.38
2313450	HOSE AS	1	140.99	140.99
2595711	HARNESS AS-VALVE	1	327.36	327.36
1305300	CLIP	2	17.36	34.72
6V8397	SEAL-O-RING	10	1.38	13.80
2147568	SEAL-O-RING	3	5.26	15.78
6V3965	ADAPTER	1	27.86	27.86
3J7354	SEAL-O-RING	1	1.20	1.20
8C3446	VALVE-SAMPLING	1	27.75	27.75
1P3704	SEAL-RECTANGULAR	2	3.29	6.58

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4B4274	WASHER	4	0.26	1.04
5P9297	CLIP	6	6.55	39.30
6V0683	GROMMET	1	20.32	20.32
8T4121	WASHER-HARD	24	0.67	16.08
252-8040	VALVE GP-PRE	1	285.14	285.14
279-6528	VALVE GP-SOL	1	405.47	405.47
4J0522	SEAL-O-RING	2	2.85	5.70
4J0524	SEAL-O-RING	1	3.46	3.46
MISC	MISC. INSTALL PARTS	1	75.00	75.00
Total Parts:				1,987.61

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	8	174.00	1,392.00
Total Labor:				1,392.00
Segment 59 Total:				3,379.61

SEGMENT: 60 INSTALL STEERING VALVE (012 4307)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
MISC	MISC. INSTALL PARTS	1	75.00	75.00
Total Parts:				75.00

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	2	174.00	348.00
Total Labor:				348.00
Segment 60 Total:				423.00

SEGMENT: 61 INSTALL BOTTOM GUARD CONTROL VALVE (012 7153 V4)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
MISC	MISC. INSTALL PARTS	1	75.00	75.00
Total Parts:				75.00

Labor

Item Number	Description	Qty	Unit Price	Ext Price
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SHP	SHOP LABOR	2	174.00	348.00
			Total Labor:	348.00
Segment 61 Total:				423.00

SEGMENT: 62 INSTALL HYDRAULIC TANK (012 5056)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
8T-7338	BOLT	6	3.29	19.74
9X-8257	WASHER	6	1.38	8.28
7X-2553	BOLT	4	2.86	11.44
9X-8257	WASHER	4	1.38	5.52
MISC	MISC. INSTALL PARTS	1	75.00	75.00
			Total Parts:	119.98

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	6	174.00	1,044.00
			Total Labor:	1,044.00
Segment 62 Total:				1,163.98

SEGMENT: 63 INSTALL HYDRAULIC CYLINDERS (012 7562)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
151-1215	PIN AS.	4	280.47	1,121.88
3B-8489	FITTING	2	2.32	4.64
134-0165	WASHER	4	2.43	9.72
7X-2548	BOLT	4	0.73	2.92
150-6783	PIN AS	1	439.99	439.99
134-0165	WASHER	1	2.43	2.43
7X-2548	BOLT	1	0.73	0.73
MISC	MISC. INSTALL PARTS	1	75.00	75.00
			Total Parts:	1,657.31

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	6	174.00	1,044.00
			Total Labor:	1,044.00

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Segment 63 Total: 2,701.31
SEGMENT: 64 INSTALL MODULAR CAB (012 7335)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
138-8862	MOUNT	8	57.53	460.24
MISC	MISC. INSTALL PARTS	1	150.00	150.00
Total Parts:				610.24

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	4	174.00	696.00
Total Labor:				696.00

Segment 64 Total: 1,306.24
SEGMENT: 65 INSTALL COMPACTOR WHEEL (012 4206)

REMOVE RUBER TIRES INSTALL COMPACTOR WHEELS

Parts

Part Number	Description	Qty	Unit Price	Ext Price
MISC	MISC. INSTALL PARTS	1	150.00	150.00
Total Parts:				150.00

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	FIELD LABOR	8	195.00	1,560.00
Total Labor:				1,560.00

Segment 65 Total: 1,710.00
SEGMENT: 66 INSTALL LANDFILL BULLDOZER (012 6083)INSTALL BLADE. INSTALL A/C UNIT ON TOP OF CAB
REPLACE CUTTING EDGES**Parts**

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Part Number	Description	Qty	Unit Price	Ext Price
151-2413	SPACER	4	65.01	260.04
8T-4780	BOLT	2	3.43	6.86
093-0349	WASHER	2	6.74	13.48
MISC	MISC. MATERIALS	1	75.00	75.00
4T2889	CUTTING EDGE	3	249.68	749.04
4T-6505	END BIT	1	99.71	99.71
4T6506	END BIT	1	99.71	99.71
6F-0196	BOLT	41	2.83	116.03
2J-3505	NUT	41	2.83	116.03
Total Parts:				1,535.90

Labor				
Item Number	Description	Qty	Unit Price	Ext Price
SHP	FIELD LABOR	8	195.00	1,560.00
Total Labor:				1,560.00

Segment 66 Total: 3,095.90
SEGMENT: 67 INSTALL BODY PANEL GUARD (012 7267 GD)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
MISC	MISC. INSTALL PARTS	1	500.00	500.00
Total Parts:				500.00

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	8	174.00	1,392.00
Total Labor:				1,392.00

Segment 67 Total: 1,892.00
SEGMENT: 68 TRANSPORT MACHINE (052 7000)

TRANSPORT MACHINE TO AND FROM LANDFILL

Misc

Item Number	Description	Qty	Unit Price	Ext Price
MISC	HAUL	1	15,000.00	15,000.00

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Total Misc: 15,000.00

Segment 68 Total: 15,000.00

SEGMENT: 69 PAINT MACHINE (072 7000)

PAINT MACHINE

Parts

Part Number	Description	Qty	Unit Price	Ext Price
1005621	FILM-IDENTIFICATION	1	72.53	72.53
2915566	FILM-IDENTIFICATION	1	96.33	96.33
2915556	FILM-IDENTIFICATION	1	89.69	89.69
2915554	FILM-STRIPE	1	31.21	31.21
2530861	FILM-INFORMATION	2	13.25	26.50
2915553	FILM-STRIPE	1	31.22	31.22
2915555	FILM-IDENTIFICATION	1	89.69	89.69
1362186	FILM-WINDOW	1	72.70	72.70
5900198	YELLOW PAINT	5	89.43	447.15
4589572	BLACK/ORE/WASH	1	89.43	89.43
Total Parts:				1,046.45

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	65	174.00	11,310.00
Total Labor:				11,310.00

Misc

Item Number	Description	Qty	Unit Price	Ext Price
MISC	PAINT SUPPLIES	1	400.00	400.00
Total Misc:				400.00

Segment 69 Total: 12,756.45

SEGMENT: 70 REPLACE GROUND ENGAGING TOOLS (510 6800)

REPLACE WHEEL TIPS

Parts

Part Number	Description	Qty	Unit Price	Ext Price
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6021175	WHEEL AS-OUT	4	12,553.10	50,212.40
			Total Parts:	50,212.40

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	156	174.00	27,144.00
			Total Labor:	27,144.00

Misc

Item Number	Description	Qty	Unit Price	Ext Price
MISC	WELD SUPPLIES	1	3,600.00	3,600.00
			Total Misc:	3,600.00

Segment 70 Total: 80,956.40

SEGMENT: 71 REPLACE LIGHT(S) (510 1429)

REPLACE ALL LIGHTS WITH LED LIGHTS
REPLACE WIPER BLADES

Parts

Part Number	Description	Qty	Unit Price	Ext Price
TL500F	FLOOD LIGHT	10	145.00	1,450.00
6V6864	BLADE A	1	44.01	44.01
6V-7419	BLADE A	1	52.57	52.57
			Total Parts:	1,546.58

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	6	174.00	1,044.00
			Total Labor:	1,044.00

Segment 71 Total: 2,590.58

SEGMENT: 72 REPAIR OPERATOR'S COMPARTMENT (023 7300)

RECONDITION CAB

Parts

Part Number	Description	Qty	Unit Price	Ext Price
2456447	CUSHION AS	1	86.11	86.11

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3341192	COVER	1	239.13	239.13
3483310	CONTROL GP-HANDLE	1	252.76	252.76
4226885	ADAPTER-RING	1	125.55	125.55
2850150	BOOT	1	71.62	71.62
1626505	FLOOR MAT	1	571.56	571.56
491-3721	CONT GP-XMSN	1	670.60	670.60
0T-0244	BOLT	1	1.34	1.34
205-6388	BOLT-HEX HEA	1	1.53	1.53
222-0345	BELT GP-SEAT	1	251.08	251.08
275-7803	SPACER	1	24.13	24.13
443-8104	SEAT GP-SUSP	1	3,219.87	3,219.87
250-3176	HEADLINER AS	1	1,145.43	1,145.43
6T-7695	SPEAKER A	2	19.70	39.40
5838197	CABLE AS	1	8.98	8.98
5851579	RADIO GP-AM/	1	736.16	736.16
3E3805	CM SEAL STK	450	0.29	130.50
			Total Parts:	7,575.75

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	30	174.00	5,220.00
			Total Labor:	5,220.00
			Segment 72 Total:	12,795.75

SEGMENT: 73 REPAIR FIRE SUPPRESSION SYSTEM (023 7401)

REMOVE AND INSTALL FIRE SUPPRESION
 CERTIFIED FIRE SUPPRESION

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP		4	174.00	696.00
			Total Labor:	696.00

Misc

Item Number	Description	Qty	Unit Price	Ext Price
MISC	FIRE SUPPRESION	1	800.00	800.00
			Total Misc:	800.00

Segment 73 Total: 1,496.00

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SEGMENT: 74 MACHINE/GRIND/MILL MAIN FRAME BORE (063 7061)
 BUILD UP AND MACHINE STEERING CYLINDER BORES AND
 BLADE MOUNTING BORES

Parts

Part Number	Description	Qty	Unit Price	Ext Price
1511215	PIN AS	4	280.47	1,121.88
1509632	PIN AS	2	577.35	1,154.70
Total Parts:				2,276.58

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	35	174.00	6,090.00
Total Labor:				6,090.00

Misc

Item Number	Description	Qty	Unit Price	Ext Price
MISC	WELD SUPPLIES	1	750.00	750.00
Total Misc:				750.00

Segment 74 Total: 9,116.58

SEGMENT: 75 ADDITIONAL WORK PARTS (661 9002)
 DOLLARS ALLOCATED FOR ADDITIONAL PARTS NEED FOR
 REPAIR
 REPAIRS MUST BE APPROVED BY CUSTOMER!!!!!!

Misc

Item Number	Description	Qty	Unit Price	Ext Price
MISC	ADDITIONAL PARTS	1	67,500.00	67,500.00
Total Misc:				67,500.00

Segment 75 Total: 67,500.00

SEGMENT: 76 REPAIR COMPACTOMETER (023 7852)
 SITECH QUOTE TO REPLACE SITECH GEAR

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Misc

Item Number	Description	Qty	Unit Price	Ext Price
MISC	SITECH QUOTE	1	34,312.00	34,312.00
Total Misc:				34,312.00

Segment 76 Total: 34,312.00
SEGMENT: 80 **PERFORM PM 4 (540 7504)****Parts**

Part Number	Description	Qty	Unit Price	Ext Price
1063969	ELEMENT AS(Primary e	1	122.12	122.12
1063973	ELEMENT AS(Secondary	1	84.96	84.96
1070266	FILTER AIR(Cab air f	1	31.50	31.50
1127448	FILTER(Cab air filte	1	18.71	18.71
1672009	ELEMENT AS-H(Transmi	1	74.00	74.00
1G8878	FILTER(Case drain oi	2	64.91	129.82
1R0762	FILTER A-FUE(Seconda	1	29.08	29.08
1R1808	FILTER(1R-0716 for R	1	35.41	35.41
3261643	FILTER AS	1	45.24	45.24
4656505	FILTER HYDR	1	76.22	76.22
5F0149	RING(Magnetic screen	1	6.70	6.70
9X2205	FILTER KIT(Fuel tank	1	45.17	45.17
9X8600	SEAL O RING(Fuel tan	1	7.25	7.25
1556213B	30W TDTO(21.9 Gallon	22	18.48	406.56
1556214B	TDTO 50W BULK(Differ	49	18.48	905.52
1556214B	TDTO 50W BULK(Differ	49	18.48	905.52
3145168B	HYD 10W ADV. BULK(36	37	24.83	918.71
4526008K	PRIME APP GREASE(Art	1	4.47	4.47
4526008K	PRIME APP GREASE(Dri	1	4.47	4.47
5153957B	15W40 DEO ULS BULK(1	16	21.30	340.80
SOS-1	SOS KIT(Differential	1	18.50	18.50
SOS-1	SOS KIT(Differential	1	18.50	18.50
SOS-1	SOS KIT(Engine oil s	1	18.50	18.50
SOS-1	SOS KIT(Final drive	2	18.50	37.00
SOS-1	SOS KIT(Final drive	2	18.50	37.00
SOS-1	SOS KIT(Hydraulic oi	1	18.50	18.50
SOS-1	SOS KIT(Transmission	1	18.50	18.50
6243379	HYDO OIL ADD QUART	3	39.89	119.67
6243379	HYDO OIL ADD QUART	3	39.89	119.67
2388650D	ELC 50:50 PMX EMBT	29	19.15	555.35
FRE-R134	FREON R134A	4	28.30	113.20
Total Parts:				5,266.62

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Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHOP		8	174.00	1,392.00
Total Labor:				1,392.00
Segment 80 Total:				6,658.62

SEGMENT: 82 TEST/CHECK & ADJUST MACHINE (036 7000)**Parts**

Part Number	Description	Qty	Unit Price	Ext Price
MISC	MISC. MATERIALS	1	300.00	300.00
Total Parts:				300.00

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	16	174.00	2,784.00
Total Labor:				2,784.00
Segment 82 Total:				3,084.00

SEGMENT: 84 PERFORM KIDNEY LOOP MACHINE (540 607 MCH)

PARTICLE COUNT ALL OIL COMPARTMENTS.. KIDNEY LOOP
IF ISO STANDARDS ARE NOT IN CAT REBUILD SPEC.

Parts

Part Number	Description	Qty	Unit Price	Ext Price
SOS-1	SOS KIT	5	18.50	92.50
MISC	MISC. MATERIALS	1	300.00	300.00
Total Parts:				392.50

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP	SHOP LABOR	4	174.00	696.00
Total Labor:				696.00
Segment 84 Total:				1,088.50

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SEGMENT: 98 APPLY DISCOUNT (608 0373)

APPLY DISCOUNT

Labor

Item Number	Description	Qty	Unit Price	Ext Price
SHP		0	0.00	0.00
Total Labor:				0.00

Misc

Item Number	Description	Qty	Unit Price	Ext Price
CTD	APPLY DISCOUNT	1	-27,370.00	-27,370.00
Total Misc:				-27,370.00

Segment 98 Total: -27,370.00
SEGMENT: 99 APPLY EXTENDED WARRANTY PROGRAM (608 772J)**Misc**

Item Number	Description	Qty	Unit Price	Ext Price
36M/5,000HR	CPT+HYD EPP	1	27,370.00	27,370.00
Total Misc:				27,370.00

Segment 99 Total: 27,370.00

PART DISCOUNT 22,148.74

Total Segments: 656,173.69

SUB TOTAL (BEFORE TAXES) 656,173.69

-
- This estimate will expire 30 days from the estimate date.
 - Price excludes Freight Charges, Operating Supplies/EPA Fees and Overtime.
 - Terms: Net 30.
 - Sales Taxes where applicable are not included with the above prices.
-

ESTIMATED REPAIR TIME.: *from start date*
"The Signature is an authorization to proceed with the required repair work as described within the quote".

Issued PO# _____, **Authorized Name** _____ **Please Print.**

Date _____/_____/_____. _____
Signature

Any Questions? Please Call Jeremy Hanson at +1 541-419-4017.

Terms and Conditions

The purchases of goods and/or services sold by Peterson Tractor Co. (PTCo.-California) are subject to the PTCo. terms and conditions available at Seller's website (<http://www.petersoncat.com/about/terms/peterson-tractor-co-customer-service-agreement-terms-and-conditions>) PTCo. reserves the right to modify their terms and conditions at any time without prior notice and the current version shall supersede all prior versions upon posting to Seller's website.

The purchases of goods and/or services sold by Peterson Machinery Co. (PMCo.-Oregon/Washington) are subject to the PMCo. terms and conditions available at Seller's website (<http://www.petersoncat.com/about/terms/peterson-machinery-co-customer-service-agreement-terms-and-conditions>) PMCo. reserves the right to modify their terms and conditions at any time without prior notice and the current version shall supersede all prior versions upon posting to Seller's website.



BOARD OF
COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: January 7, 2026

SUBJECT: Approval of a Notice of Intent to Award Contract for the Tumalo Reservoir Road Improvement Project

RECOMMENDED MOTION:

Move approval of Document No. 2025-1069, a Notice of Intent to Award a contract for the Tumalo Reservoir Road Improvement Project.

BACKGROUND AND POLICY IMPLICATIONS:

Deschutes County Road Department prepared bid solicitation documents for the Tumalo Reservoir Road Improvement project. The project scope of work includes earthwork and full-depth reclamation, construction of new asphalt concrete pavement, storm water drainage facilities, installation of guardrail, permanent pavement marking, fence and mailbox supports, and incidental work. The project was advertised in the *Daily Journal of Commerce* and *The Bulletin* on November 28, 2025. The Department opened bids at 2:00 P.M. on December 17, 2025.

Eight (8) bids were received for this project. The bid results are as follows:

<u>BIDDER</u>	<u>TOTAL BID AMOUNT</u>
K&E Excavating Inc.	\$ 4,682,005.00
Marcum and Sons LLC	\$ 4,887,366.25
Bar Seven A Companies	\$ 5, 293, 880.00
Steele Earthworks	\$ 5, 310, 777.00
Taylor Northwest LLC	\$ 5, 361, 999.99

JAL Construction Inc.	\$ 5, 552, 942.50
Robinson and Owen Heavy Construction	\$ 6, 145, 033.00
James Dean Construction	\$ 6, 209, 815. 00
Engineer’s Estimate	\$ 5,740,054.13

This action issues a Notice of Intent to Award the contract to the apparent low bidder, K&E Excavation Inc., and allows seven days for concerned parties to protest the award. If there is no protest within the seven-day period, the contract will be awarded to the apparent low bidder. The bid tabulation, including the Engineer's estimate, is attached.

BUDGET IMPACTS:

The project is budgeted in the Road CIP (465) Fund for Fiscal Year 2026.

ATTENDANCE:

Cody Smith, County Engineer/Assistant Road Department Director



BOARD OF COUNTY COMMISSIONERS

January 7, 2026

****Posted on the Deschutes County, Oregon Bids and RFPs website at <http://www.deschutescounty.gov/rfps> prior to 5:00 PM on the date of this Notice.****

Subject: **Notice of Intent to Award Contract**
Contract for Tumalo Reservoir Rd Improvement

To Whom It May Concern:

On January 7, 2026, the Board of County Commissioners of Deschutes County, Oregon considered proposals for the above-referenced project. The Board of County Commissioners determined that the successful bidder for the project was K&E Excavation Inc., with a bid of Four Million Six Hundred Eighty-Two Thousand Five and 00/100 Dollars (\$4,682,005.00).

This Notice of Intent to Award Contract is issued pursuant to Oregon Revised Statute (ORS) 279C.375. Any entity which believes that they are adversely affected or aggrieved by the intended award of contract set forth in this Notice may submit a written protest within seven (7) calendar days after the issuance of this Notice of Intent to Award Contract to the Board of County Commissioners of Deschutes County, Oregon, at Deschutes Services Building, 1300 NW Wall Street, Bend, Oregon 97703. **The seven (7) calendar day protest period will end at 5:00 PM on January 14, 2026.**

Any protest must be in writing and specify any grounds upon which the protest is based. Please refer to Oregon Administrative Rules (OAR) 137-047-0740. If a protest is filed within the protest period, a hearing will be held at a regularly-scheduled business meeting of the Board of County Commissioners of Deschutes County Oregon, acting as the Contract Review Board, in the Deschutes Services Building, 1300 NW Wall Street, Bend, Oregon 97703 within two (2) weeks of the end of the protest period.

If no protest is filed within the protest period, this Notice of Intent to Award Contract becomes an Award of Contract without further action by the County unless the Board of County Commissioners, for good cause, rescinds this Notice before the expiration of the protest period.

If you have any questions regarding this Notice of Intent to Award Contract or the procedures under which the County is proceeding, please contact Deschutes County Legal Counsel: telephone (541) 388-6625; FAX (541) 383-0496; or e-mail to david.doyle@deschutescounty.gov.

Be advised that if no protest is received within the stated time period, the County is authorized to process the contract administratively.

Sincerely,

Phil Chang, Chair

TUMALO RESERVOIR RD IMPROVEMENT
DESCHUTES COUNTY, OREGON
PROJECT # W66134

BID RESULTS

BID OPENING : 2:00 PM 12/17/2025

PROJECT # W66134						K&E EXCAVATING, INC 3871 LANGLEY ST SE SALEM, OR 97317		MARCUM & SONS, LLC 336 SW BLACK BUTTE BLVD REDMOND, OR 97756	
BID RESULTS				ENGINEER'S ESTIMATE					
BID OPENING : 2:00 PM 12/17/2025									
ITEM		UNIT	QTY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization	LS	1.0	\$438,162.99	\$438,162.99	\$287,000.00	\$287,000.00	\$189,236.00	\$189,236.00
2	Temporary Work Zone Traffic Control, Complete	LS	1.0	\$206,972.64	\$206,972.64	\$60,000.00	\$60,000.00	\$214,341.00	\$214,341.00
3	Erosion Control	LS	1.0	\$5,000.00	\$5,000.00	\$7,500.00	\$7,500.00	\$4,500.00	\$4,500.00
4	Check Dam, Type 1	EACH	56.0	\$180.00	\$10,080.00	\$110.00	\$6,160.00	\$125.00	\$7,000.00
5	Sediment Fence	FOOT	16,950.0	\$5.00	\$84,750.00	\$2.60	\$44,070.00	\$3.00	\$50,850.00
6	Construction Survey Work	LS	1.0	\$100,000.00	\$100,000.00	\$17,500.00	\$17,500.00	\$39,000.00	\$39,000.00
7	Removal Of Structures And Obstructions	LS	1.0	\$40,000.00	\$40,000.00	\$7,700.00	\$7,700.00	\$7,500.00	\$7,500.00
8	Asphalt Pavement Saw Cutting	FOOT	700.0	\$5.00	\$3,500.00	\$2.50	\$1,750.00	\$5.00	\$3,500.00
9	Clearing And Grubbing	LS	1.0	\$100,000.00	\$100,000.00	\$22,500.00	\$22,500.00	\$164,185.00	\$164,185.00
10	General Excavation	CUYD	28,525.0	\$30.00	\$855,750.00	\$14.50	\$413,612.50	\$17.59	\$501,754.75
11	Subgrade Stabilization	SQYD	500.0	\$40.00	\$20,000.00	\$20.00	\$10,000.00	\$55.00	\$27,500.00
12	Loose Riprap, Class 50	CUYD	20.0	\$150.00	\$3,000.00	\$70.00	\$1,400.00	\$100.00	\$2,000.00
13	Riprap Basins	EACH	5.0	\$750.00	\$3,750.00	\$259.00	\$1,295.00	\$865.00	\$4,325.00
14	12 Inch Ductile Iron Storm Pipe, 5 Foot Depth	FOOT	260.0	\$175.00	\$45,500.00	\$110.00	\$28,600.00	\$115.00	\$29,900.00
15	Concrete Inlets, Type G-2	EACH	1.0	\$4,000.00	\$4,000.00	\$2,100.00	\$2,100.00	\$1,700.00	\$1,700.00
16	Concrete Inlets, Ditch Inlet	EACH	1.0	\$5,000.00	\$5,000.00	\$2,100.00	\$2,100.00	\$1,800.00	\$1,800.00
17	Drainage Curbs	FOOT	975.0	\$35.00	\$34,125.00	\$30.00	\$29,250.00	\$15.00	\$14,625.00
18	Adjusting Boxes	EACH	4.0	\$300.00	\$1,200.00	\$145.00	\$580.00	\$500.00	\$2,000.00
19	Aggregate Base and Shoulders	CUYD	13,100.0	\$40.00	\$524,000.00	\$48.00	\$628,800.00	\$45.23	\$592,513.00
20	Full Depth Reclamation Base	SQYD	26,550.0	\$4.60	\$122,130.00	\$1.00	\$26,550.00	\$4.55	\$120,802.50
21	Level 3, 1/2 Inch ACP Mixture, PG 58-34ER	TON	24,900.0	\$85.00	\$2,116,500.00	\$88.00	\$2,191,200.00	\$82.25	\$2,048,025.00
22	Extra For Asphalt Approaches	EACH	41.0	\$750.00	\$30,750.00	\$1,000.00	\$41,000.00	\$925.00	\$37,925.00
23	Concrete Curbs, Standard Curb	FOOT	1,200.0	\$20.00	\$24,000.00	\$28.00	\$33,600.00	\$19.50	\$23,400.00
24	Concrete Curbs, Mountable Curb	FOOT	1,100.0	\$25.00	\$27,500.00	\$30.00	\$33,000.00	\$22.00	\$24,200.00
25	Concrete Drainage Apron	EACH	5.0	\$675.00	\$3,375.00	\$1,300.00	\$6,500.00	\$700.00	\$3,500.00
26	Guardrail, Type 2A	FOOT	562.5	\$40.00	\$22,500.00	\$32.00	\$18,000.00	\$26.00	\$14,625.00
27	Midwest Guardrail System, Type 2A	FOOT	3,092.5	\$75.00	\$231,937.50	\$31.00	\$95,867.50	\$34.00	\$105,145.00
28	Guardrail Terminals, Non-Flared	EACH	12.0	\$5,000.00	\$60,000.00	\$3,300.00	\$39,600.00	\$3,000.00	\$36,000.00
29	Guardrail Terminals, Flared	EACH	1.0	\$4,600.00	\$4,600.00	\$3,900.00	\$3,900.00	\$3,550.00	\$3,550.00
30	Extra For 8 Foot Posts	EACH	66.0	\$100.00	\$6,600.00	\$75.00	\$4,950.00	\$85.00	\$5,610.00
31	Extra For Hand Dug Guardrail Posts	EACH	38.0	\$300.00	\$11,400.00	\$280.00	\$10,640.00	\$125.00	\$4,750.00
32	Delineators, Type 1	EACH	240.0	\$75.00	\$18,000.00	\$105.00	\$25,200.00	\$60.00	\$14,400.00
33	Thermoplastic, Extruded Or Sprayed, Surface, Non-Profiled	FOOT	117,100.0	\$1.00	\$117,100.00	\$1.05	\$122,955.00	\$0.99	\$115,929.00
34	Pavement Legend, Type AB: Stop	EACH	4.0	\$800.00	\$3,200.00	\$580.00	\$2,320.00	\$525.00	\$2,100.00
35	Pavement Legend, Type AB: Stop Ahead	EACH	4.0	\$1,000.00	\$4,000.00	\$925.00	\$3,700.00	\$850.00	\$3,400.00
36	Pavement Legend, Type AB: Bicycle Lane Stencil	EACH	16.0	\$450.00	\$7,200.00	\$425.00	\$6,800.00	\$400.00	\$6,400.00
37	Pavement Legend, Type AB: Shared Lane Marking	EACH	16.0	\$500.00	\$8,000.00	\$425.00	\$6,800.00	\$400.00	\$6,400.00
38	Pavement Bar: Type AB	SQFT	260.0	\$12.00	\$3,120.00	\$14.00	\$3,640.00	\$12.75	\$3,315.00
39	Green Bicycle Lane, Preformed Thermoplastic Film	SQFT	1,350.0	\$25.00	\$33,750.00	\$14.00	\$18,900.00	\$13.20	\$17,820.00
40	Remove Existing Signs	LS	1.0	\$10,000.00	\$10,000.00	\$5,500.00	\$5,500.00	\$4,160.00	\$4,160.00
41	Sign Support Footings	LS	1.0	\$20,000.00	\$20,000.00	\$15,500.00	\$15,500.00	\$61,425.00	\$61,425.00
42	Perforated Steel Square Tube Slip Base Sign Supports	LS	1.0	\$35,000.00	\$35,000.00	\$53,000.00	\$53,000.00	\$50,050.00	\$50,050.00
43	Signs, Standard Sheeting, Extruded Aluminum	SQFT	757.5	\$30.00	\$22,725.00	\$42.00	\$31,815.00	\$46.00	\$34,845.00
44	Water Quality Mixture	CUYD	1,800.0	\$91.32	\$164,376.00	\$85.00	\$153,000.00	\$77.50	\$139,500.00
45	Permanent Seeding	ACRE	9.0	\$4,000.00	\$36,000.00	\$3,100.00	\$27,900.00	\$3,200.00	\$28,800.00
46	Removing And Rebuilding Fence	FOOT	3,100.0	\$25.00	\$77,500.00	\$27.00	\$83,700.00	\$22.60	\$70,060.00
47	Single Mailbox Support	EACH	20.0	\$550.00	\$11,000.00	\$650.00	\$13,000.00	\$650.00	\$13,000.00
48	Multiple Mailbox Support	EACH	22.0	\$1,000.00	\$22,000.00	\$1,375.00	\$30,250.00	\$1,000.00	\$22,000.00
49	New Mailbox	EACH	2.0	\$500.00	\$1,000.00	\$650.00	\$1,300.00	\$4,000.00	\$8,000.00
				TOTAL =	\$5,740,054.13	TOTAL =	\$4,682,005.00	TOTAL =	\$4,887,366.25

TUMALO RESERVOIR RD IMPROVEMENT
DESCHUTES COUNTY, OREGON
PROJECT # W66134

BID RESULTS

BID OPENING : 2:00 PM 12/17/2025

PROJECT # W66134				ENGINEER'S ESTIMATE		BAR SEVEN A CO.		TAYLOR NORTHWEST	
BID RESULTS						1060 SE LAKE RD REDMOND, OR 97756		18500 BULL SPRINGS ROAD BEND, OR 97703	
BID OPENING : 2:00 PM 12/17/2025									
ITEM		UNIT	QTY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization	LS	1.0	\$438,162.99	\$438,162.99	\$110,000.00	\$110,000.00	\$386,827.41	\$386,827.41
2	Temporary Work Zone Traffic Control, Complete	LS	1.0	\$206,972.64	\$206,972.64	\$108,075.00	\$108,075.00	\$160,500.00	\$160,500.00
3	Erosion Control	LS	1.0	\$5,000.00	\$5,000.00	\$33,000.00	\$33,000.00	\$6,745.00	\$6,745.00
4	Check Dam, Type 1	EACH	56.0	\$180.00	\$10,080.00	\$350.00	\$19,600.00	\$275.00	\$15,400.00
5	Sediment Fence	FOOT	16,950.0	\$5.00	\$84,750.00	\$2.70	\$45,765.00	\$2.70	\$45,765.00
6	Construction Survey Work	LS	1.0	\$100,000.00	\$100,000.00	\$35,000.00	\$35,000.00	\$41,900.00	\$41,900.00
7	Removal Of Structures And Obstructions	LS	1.0	\$40,000.00	\$40,000.00	\$32,240.00	\$32,240.00	\$20,940.00	\$20,940.00
8	Asphalt Pavement Saw Cutting	FOOT	700.0	\$5.00	\$3,500.00	\$6.00	\$4,200.00	\$4.35	\$3,045.00
9	Clearing And Grubbing	LS	1.0	\$100,000.00	\$100,000.00	\$79,940.00	\$79,940.00	\$103,000.00	\$103,000.00
10	General Excavation	CUYD	28,525.0	\$30.00	\$855,750.00	\$28.00	\$798,700.00	\$17.55	\$500,613.75
11	Subgrade Stabilization	SQYD	500.0	\$40.00	\$20,000.00	\$70.00	\$35,000.00	\$15.00	\$7,500.00
12	Loose Riprap, Class 50	CUYD	20.0	\$150.00	\$3,000.00	\$50.00	\$1,000.00	\$55.00	\$1,100.00
13	Riprap Basins	EACH	5.0	\$750.00	\$3,750.00	\$420.00	\$2,100.00	\$420.00	\$2,100.00
14	12 Inch Ductile Iron Storm Pipe, 5 Foot Depth	FOOT	260.0	\$175.00	\$45,500.00	\$134.50	\$34,970.00	\$155.00	\$40,300.00
15	Concrete Inlets, Type G-2	EACH	1.0	\$4,000.00	\$4,000.00	\$4,310.00	\$4,310.00	\$2,250.00	\$2,250.00
16	Concrete Inlets, Ditch Inlet	EACH	1.0	\$5,000.00	\$5,000.00	\$4,310.00	\$4,310.00	\$2,530.00	\$2,530.00
17	Drainage Curbs	FOOT	975.0	\$35.00	\$34,125.00	\$18.00	\$17,550.00	\$18.50	\$18,037.50
18	Adjusting Boxes	EACH	4.0	\$300.00	\$1,200.00	\$160.00	\$640.00	\$580.00	\$2,320.00
19	Aggregate Base and Shoulders	CUYD	13,100.0	\$40.00	\$524,000.00	\$56.80	\$744,080.00	\$45.00	\$589,500.00
20	Full Depth Reclamation Base	SQYD	26,550.0	\$4.60	\$122,130.00	\$3.10	\$82,305.00	\$2.15	\$57,082.50
21	Level 3, 1/2 Inch ACP Mixture, PG 58-34ER	TON	24,900.0	\$85.00	\$2,116,500.00	\$88.00	\$2,191,200.00	\$96.20	\$2,395,380.00
22	Extra For Asphalt Approaches	EACH	41.0	\$750.00	\$30,750.00	\$1,375.00	\$56,375.00	\$1,300.00	\$53,300.00
23	Concrete Curbs, Standard Curb	FOOT	1,200.0	\$20.00	\$24,000.00	\$20.35	\$24,420.00	\$21.40	\$25,680.00
24	Concrete Curbs, Mountable Curb	FOOT	1,100.0	\$25.00	\$27,500.00	\$23.10	\$25,410.00	\$24.30	\$26,730.00
25	Concrete Drainage Apron	EACH	5.0	\$675.00	\$3,375.00	\$660.00	\$3,300.00	\$693.00	\$3,465.00
26	Guardrail, Type 2A	FOOT	562.5	\$40.00	\$22,500.00	\$35.00	\$19,687.50	\$30.00	\$16,875.00
27	Midwest Guardrail System, Type 2A	FOOT	3,092.5	\$75.00	\$231,937.50	\$35.00	\$108,237.50	\$39.25	\$121,380.63
28	Guardrail Terminals, Non-Flared	EACH	12.0	\$5,000.00	\$60,000.00	\$3,650.00	\$43,800.00	\$3,465.00	\$41,580.00
29	Guardrail Terminals, Flared	EACH	1.0	\$4,600.00	\$4,600.00	\$3,800.00	\$3,800.00	\$4,100.00	\$4,100.00
30	Extra For 8 Foot Posts	EACH	66.0	\$100.00	\$6,600.00	\$50.00	\$3,300.00	\$98.00	\$6,468.00
31	Extra For Hand Dug Guardrail Posts	EACH	38.0	\$300.00	\$11,400.00	\$315.00	\$11,970.00	\$144.40	\$5,487.20
32	Delineators, Type 1	EACH	240.0	\$75.00	\$18,000.00	\$70.00	\$16,800.00	\$69.30	\$16,632.00
33	Thermoplastic, Extruded Or Sprayed, Surface, Non-Profiled	FOOT	117,100.0	\$1.00	\$117,100.00	\$1.25	\$146,375.00	\$1.14	\$133,494.00
34	Pavement Legend, Type AB: Stop	EACH	4.0	\$800.00	\$3,200.00	\$600.00	\$2,400.00	\$605.00	\$2,420.00
35	Pavement Legend, Type AB: Stop Ahead	EACH	4.0	\$1,000.00	\$4,000.00	\$900.00	\$3,600.00	\$981.75	\$3,927.00
36	Pavement Legend, Type AB: Bicycle Lane Stencil	EACH	16.0	\$450.00	\$7,200.00	\$420.00	\$6,720.00	\$462.00	\$7,392.00
37	Pavement Legend, Type AB: Shared Lane Marking	EACH	16.0	\$500.00	\$8,000.00	\$420.00	\$6,720.00	\$462.00	\$7,392.00
38	Pavement Bar: Type AB	SQFT	260.0	\$12.00	\$3,120.00	\$14.00	\$3,640.00	\$14.75	\$3,835.00
39	Green Bicycle Lane, Preformed Thermoplastic Film	SQFT	1,350.0	\$25.00	\$33,750.00	\$15.00	\$20,250.00	\$15.25	\$20,587.50
40	Remove Existing Signs	LS	1.0	\$10,000.00	\$10,000.00	\$2,870.00	\$2,870.00	\$4,740.00	\$4,740.00
41	Sign Support Footings	LS	1.0	\$20,000.00	\$20,000.00	\$47,465.00	\$47,465.00	\$37,110.00	\$37,110.00
42	Perforated Steel Square Tube Slip Base Sign Supports	LS	1.0	\$35,000.00	\$35,000.00	\$36,820.00	\$36,820.00	\$56,365.00	\$56,365.00
43	Signs, Standard Sheeting, Extruded Aluminum	SQFT	757.5	\$30.00	\$22,725.00	\$26.00	\$19,695.00	\$46.20	\$34,996.50
44	Water Quality Mixture	CUYD	1,800.0	\$91.32	\$164,376.00	\$84.35	\$151,830.00	\$63.70	\$114,660.00
45	Permanent Seeding	ACRE	9.0	\$4,000.00	\$36,000.00	\$2,740.00	\$24,660.00	\$2,870.00	\$25,830.00
46	Removing And Rebuilding Fence	FOOT	3,100.0	\$25.00	\$77,500.00	\$27.50	\$85,250.00	\$42.85	\$132,835.00
47	Single Mailbox Support	EACH	20.0	\$550.00	\$11,000.00	\$600.00	\$12,000.00	\$1,039.50	\$20,790.00
48	Multiple Mailbox Support	EACH	22.0	\$1,000.00	\$22,000.00	\$990.00	\$21,780.00	\$1,386.00	\$30,492.00
49	New Mailbox	EACH	2.0	\$500.00	\$1,000.00	\$360.00	\$720.00	\$300.00	\$600.00
				TOTAL =	\$5,740,054.13	TOTAL =	\$5,293,880.00	TOTAL =	\$5,361,999.99

TUMALO RESERVOIR RD IMPROVEMENT
DESCHUTES COUNTY, OREGON
PROJECT # W66134

BID RESULTS

BID OPENING : 2:00 PM 12/17/2025

PROJECT # W66134				ENGINEER'S ESTIMATE		JAL CONSTRUCTION		ROBINSON & OWENS	
BID RESULTS						PO BOX 6269 BEND, OR 97708		PO BOX 267 SISTERS, OR 97759	
BID OPENING : 2:00 PM 12/17/2025									
ITEM		UNIT	QTY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	Mobilization	LS	1.0	\$438,162.99	\$438,162.99	\$425,000.00	\$425,000.00	\$226,130.87	\$226,130.87
2	Temporary Work Zone Traffic Control, Complete	LS	1.0	\$206,972.64	\$206,972.64	\$175,000.00	\$175,000.00	\$129,500.00	\$129,500.00
3	Erosion Control	LS	1.0	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$28,750.00	\$28,750.00
4	Check Dam, Type 1	EACH	56.0	\$180.00	\$10,080.00	\$175.00	\$9,800.00	\$270.00	\$15,120.00
5	Sediment Fence	FOOT	16,950.0	\$5.00	\$84,750.00	\$5.00	\$84,750.00	\$4.45	\$75,427.50
6	Construction Survey Work	LS	1.0	\$100,000.00	\$100,000.00	\$50,000.00	\$50,000.00	\$90,650.00	\$90,650.00
7	Removal Of Structures And Obstructions	LS	1.0	\$40,000.00	\$40,000.00	\$12,500.00	\$12,500.00	\$50,450.00	\$50,450.00
8	Asphalt Pavement Saw Cutting	FOOT	700.0	\$5.00	\$3,500.00	\$4.00	\$2,800.00	\$5.00	\$3,500.00
9	Clearing And Grubbing	LS	1.0	\$100,000.00	\$100,000.00	\$200,000.00	\$200,000.00	\$242,500.00	\$242,500.00
10	General Excavation	CUYD	28,525.0	\$30.00	\$855,750.00	\$20.50	\$584,762.50	\$31.00	\$884,275.00
11	Subgrade Stabilization	SQYD	500.0	\$40.00	\$20,000.00	\$25.00	\$12,500.00	\$33.50	\$16,750.00
12	Loose Riprap, Class 50	CUYD	20.0	\$150.00	\$3,000.00	\$75.00	\$1,500.00	\$140.00	\$2,800.00
13	Riprap Basins	EACH	5.0	\$750.00	\$3,750.00	\$250.00	\$1,250.00	\$1,100.00	\$5,500.00
14	12 Inch Ductile Iron Storm Pipe, 5 Foot Depth	FOOT	260.0	\$175.00	\$45,500.00	\$100.00	\$26,000.00	\$155.00	\$40,300.00
15	Concrete Inlets, Type G-2	EACH	1.0	\$4,000.00	\$4,000.00	\$2,000.00	\$2,000.00	\$4,525.00	\$4,525.00
16	Concrete Inlets, Ditch Inlet	EACH	1.0	\$5,000.00	\$5,000.00	\$1,500.00	\$1,500.00	\$4,300.00	\$4,300.00
17	Drainage Curbs	FOOT	975.0	\$35.00	\$34,125.00	\$20.00	\$19,500.00	\$18.15	\$17,696.25
18	Adjusting Boxes	EACH	4.0	\$300.00	\$1,200.00	\$400.00	\$1,600.00	\$440.00	\$1,760.00
19	Aggregate Base and Shoulders	CUYD	13,100.0	\$40.00	\$524,000.00	\$62.00	\$812,200.00	\$59.90	\$784,690.00
20	Full Depth Reclamation Base	SQYD	26,550.0	\$4.60	\$122,130.00	\$5.00	\$132,750.00	\$1.35	\$35,842.50
21	Level 3, 1/2 Inch ACP Mixture, PG 58-34ER	TON	24,900.0	\$85.00	\$2,116,500.00	\$87.50	\$2,178,750.00	\$93.20	\$2,320,680.00
22	Extra For Asphalt Approaches	EACH	41.0	\$750.00	\$30,750.00	\$500.00	\$20,500.00	\$2,600.00	\$106,600.00
23	Concrete Curbs, Standard Curb	FOOT	1,200.0	\$20.00	\$24,000.00	\$20.00	\$24,000.00	\$25.00	\$30,000.00
24	Concrete Curbs, Mountable Curb	FOOT	1,100.0	\$25.00	\$27,500.00	\$23.00	\$25,300.00	\$28.25	\$31,075.00
25	Concrete Drainage Apron	EACH	5.0	\$675.00	\$3,375.00	\$1,000.00	\$5,000.00	\$1,835.00	\$9,175.00
26	Guardrail, Type 2A	FOOT	562.5	\$40.00	\$22,500.00	\$30.00	\$16,875.00	\$34.00	\$19,125.00
27	Midwest Guardrail System, Type 2A	FOOT	3,092.5	\$75.00	\$231,937.50	\$30.00	\$92,775.00	\$31.75	\$98,186.88
28	Guardrail Terminals, Non-Flared	EACH	12.0	\$5,000.00	\$60,000.00	\$3,125.00	\$37,500.00	\$3,545.00	\$42,540.00
29	Guardrail Terminals, Flared	EACH	1.0	\$4,600.00	\$4,600.00	\$4,000.00	\$4,000.00	\$4,115.00	\$4,115.00
30	Extra For 8 Foot Posts	EACH	66.0	\$100.00	\$6,600.00	\$75.00	\$4,950.00	\$76.00	\$5,016.00
31	Extra For Hand Dug Guardrail Posts	EACH	38.0	\$300.00	\$11,400.00	\$300.00	\$11,400.00	\$295.00	\$11,210.00
32	Delineators, Type 1	EACH	240.0	\$75.00	\$18,000.00	\$60.00	\$14,400.00	\$73.65	\$17,676.00
33	Thermoplastic, Extruded Or Sprayed, Surface, Non-Profiled	FOOT	117,100.0	\$1.00	\$117,100.00	\$1.00	\$117,100.00	\$1.27	\$148,717.00
34	Pavement Legend, Type AB: Stop	EACH	4.0	\$800.00	\$3,200.00	\$525.00	\$2,100.00	\$1,120.00	\$4,480.00
35	Pavement Legend, Type AB: Stop Ahead	EACH	4.0	\$1,000.00	\$4,000.00	\$850.00	\$3,400.00	\$2,720.00	\$10,880.00
36	Pavement Legend, Type AB: Bicycle Lane Stencil	EACH	16.0	\$450.00	\$7,200.00	\$400.00	\$6,400.00	\$480.00	\$7,680.00
37	Pavement Legend, Type AB: Shared Lane Marking	EACH	16.0	\$500.00	\$8,000.00	\$400.00	\$6,400.00	\$480.00	\$7,680.00
38	Pavement Bar: Type AB	SQFT	260.0	\$12.00	\$3,120.00	\$13.00	\$3,380.00	\$19.00	\$4,940.00
39	Green Bicycle Lane, Preformed Thermoplastic Film	SQFT	1,350.0	\$25.00	\$33,750.00	\$16.50	\$22,275.00	\$20.00	\$27,000.00
40	Remove Existing Signs	LS	1.0	\$10,000.00	\$10,000.00	\$4,500.00	\$4,500.00	\$4,715.00	\$4,715.00
41	Sign Support Footings	LS	1.0	\$20,000.00	\$20,000.00	\$30,000.00	\$30,000.00	\$69,600.00	\$69,600.00
42	Perforated Steel Square Tube Slip Base Sign Supports	LS	1.0	\$35,000.00	\$35,000.00	\$50,000.00	\$50,000.00	\$56,715.00	\$56,715.00
43	Signs, Standard Sheeting, Extruded Aluminum	SQFT	757.5	\$30.00	\$22,725.00	\$30.00	\$22,725.00	\$52.00	\$39,390.00
44	Water Quality Mixture	CUYD	1,800.0	\$91.32	\$164,376.00	\$75.00	\$135,000.00	\$126.00	\$226,800.00
45	Permanent Seeding	ACRE	9.0	\$4,000.00	\$36,000.00	\$3,000.00	\$27,000.00	\$4,300.00	\$38,700.00
46	Removing And Rebuilding Fence	FOOT	3,100.0	\$25.00	\$77,500.00	\$28.00	\$86,800.00	\$30.00	\$93,000.00
47	Single Mailbox Support	EACH	20.0	\$550.00	\$11,000.00	\$600.00	\$12,000.00	\$740.00	\$14,800.00
48	Multiple Mailbox Support	EACH	22.0	\$1,000.00	\$22,000.00	\$1,250.00	\$27,500.00	\$1,135.00	\$24,970.00
49	New Mailbox	EACH	2.0	\$500.00	\$1,000.00	\$250.00	\$500.00	\$4,550.00	\$9,100.00
				TOTAL =	\$5,740,054.13	TOTAL =	\$5,552,942.50	TOTAL =	\$6,145,033.00

TUMALO RESERVOIR RD IMPROVEMENT
 DESCHUTES COUNTY, OREGON
 PROJECT # W66134

BID RESULTS

BID OPENING : 2:00 PM 12/17/2025

				ENGINEER'S ESTIMATE		JAMES DEAN CONSTRUCTION INC	
						579 HWY 141	
						WHITE SALMON, WA 98672	
ITEM	UNIT	QTY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
1	Mobilization	LS	1.0	\$438,162.99	\$438,162.99	\$610,000.00	\$610,000.00
2	Temporary Work Zone Traffic Control, Complete	LS	1.0	\$206,972.64	\$206,972.64	\$130,000.00	\$130,000.00
3	Erosion Control	LS	1.0	\$5,000.00	\$5,000.00	\$1,000.00	\$1,000.00
4	Check Dam, Type 1	EACH	56.0	\$180.00	\$10,080.00	\$200.00	\$11,200.00
5	Sediment Fence	FOOT	16,950.0	\$5.00	\$84,750.00	\$2.00	\$33,900.00
6	Construction Survey Work	LS	1.0	\$100,000.00	\$100,000.00	\$120,000.00	\$120,000.00
7	Removal Of Structures And Obstructions	LS	1.0	\$40,000.00	\$40,000.00	\$10,000.00	\$10,000.00
8	Asphalt Pavement Saw Cutting	FOOT	700.0	\$5.00	\$3,500.00	\$1.00	\$700.00
9	Clearing And Grubbing	LS	1.0	\$100,000.00	\$100,000.00	\$30,000.00	\$30,000.00
10	General Excavation	CUYD	28,525.0	\$30.00	\$855,750.00	\$20.00	\$570,500.00
11	Subgrade Stabilization	SQYD	500.0	\$40.00	\$20,000.00	\$30.00	\$15,000.00
12	Loose Riprap, Class 50	CUYD	20.0	\$150.00	\$3,000.00	\$50.00	\$1,000.00
13	Riprap Basins	EACH	5.0	\$750.00	\$3,750.00	\$500.00	\$2,500.00
14	12 Inch Ductile Iron Storm Pipe, 5 Foot Depth	FOOT	260.0	\$175.00	\$45,500.00	\$150.00	\$39,000.00
15	Concrete Inlets, Type G-2	EACH	1.0	\$4,000.00	\$4,000.00	\$5,000.00	\$5,000.00
16	Concrete Inlets, Ditch Inlet	EACH	1.0	\$5,000.00	\$5,000.00	\$4,000.00	\$4,000.00
17	Drainage Curbs	FOOT	975.0	\$35.00	\$34,125.00	\$20.00	\$19,500.00
18	Adjusting Boxes	EACH	4.0	\$300.00	\$1,200.00	\$1,500.00	\$6,000.00
19	Aggregate Base and Shoulders	CUYD	13,100.0	\$40.00	\$524,000.00	\$46.00	\$602,600.00
20	Full Depth Reclamation Base	SQYD	26,550.0	\$4.60	\$122,130.00	\$8.00	\$212,400.00
21	Level 3, 1/2 Inch ACP Mixture, PG 58-34ER	TON	24,900.0	\$85.00	\$2,116,500.00	\$113.00	\$2,813,700.00
22	Extra For Asphalt Approaches	EACH	41.0	\$750.00	\$30,750.00	\$2,100.00	\$86,100.00
23	Concrete Curbs, Standard Curb	FOOT	1,200.0	\$20.00	\$24,000.00	\$24.00	\$28,800.00
24	Concrete Curbs, Mountable Curb	FOOT	1,100.0	\$25.00	\$27,500.00	\$30.00	\$33,000.00
25	Concrete Drainage Apron	EACH	5.0	\$675.00	\$3,375.00	\$800.00	\$4,000.00
26	Guardrail, Type 2A	FOOT	562.5	\$40.00	\$22,500.00	\$35.00	\$19,687.50
27	Midwest Guardrail System, Type 2A	FOOT	3,092.5	\$75.00	\$231,937.50	\$35.00	\$108,237.50
28	Guardrail Terminals, Non-Flared	EACH	12.0	\$5,000.00	\$60,000.00	\$4,000.00	\$48,000.00
29	Guardrail Terminals, Flared	EACH	1.0	\$4,600.00	\$4,600.00	\$4,500.00	\$4,500.00
30	Extra For 8 Foot Posts	EACH	66.0	\$100.00	\$6,600.00	\$100.00	\$6,600.00
31	Extra For Hand Dug Guardrail Posts	EACH	38.0	\$300.00	\$11,400.00	\$320.00	\$12,160.00
32	Delineators, Type 1	EACH	240.0	\$75.00	\$18,000.00	\$70.00	\$16,800.00
33	Thermoplastic, Extruded Or Sprayed, Surface, Non-Profiled	FOOT	117,100.0	\$1.00	\$117,100.00	\$1.20	\$140,520.00
34	Pavement Legend, Type AB: Stop	EACH	4.0	\$800.00	\$3,200.00	\$1,250.00	\$5,000.00
35	Pavement Legend, Type AB: Stop Ahead	EACH	4.0	\$1,000.00	\$4,000.00	\$1,000.00	\$4,000.00
36	Pavement Legend, Type AB: Bicycle Lane Stencil	EACH	16.0	\$450.00	\$7,200.00	\$500.00	\$8,000.00
37	Pavement Legend, Type AB: Shared Lane Marking	EACH	16.0	\$500.00	\$8,000.00	\$500.00	\$8,000.00
38	Pavement Bar: Type AB	SQFT	260.0	\$12.00	\$3,120.00	\$16.00	\$4,160.00
39	Green Bicycle Lane, Preformed Thermoplastic Film	SQFT	1,350.0	\$25.00	\$33,750.00	\$16.00	\$21,600.00
40	Remove Existing Signs	LS	1.0	\$10,000.00	\$10,000.00	\$3,500.00	\$3,500.00
41	Sign Support Footings	LS	1.0	\$20,000.00	\$20,000.00	\$30,000.00	\$30,000.00
42	Perforated Steel Square Tube Slip Base Sign Supports	LS	1.0	\$35,000.00	\$35,000.00	\$5,000.00	\$5,000.00
43	Signs, Standard Sheeting, Extruded Aluminum	SQFT	757.5	\$30.00	\$22,725.00	\$100.00	\$75,750.00
44	Water Quality Mixture	CUYD	1,800.0	\$91.32	\$164,376.00	\$50.00	\$90,000.00
45	Permanent Seeding	ACRE	9.0	\$4,000.00	\$36,000.00	\$3,500.00	\$31,500.00
46	Removing And Rebuilding Fence	FOOT	3,100.0	\$25.00	\$77,500.00	\$50.00	\$155,000.00
47	Single Mailbox Support	EACH	20.0	\$550.00	\$11,000.00	\$425.00	\$8,500.00
48	Multiple Mailbox Support	EACH	22.0	\$1,000.00	\$22,000.00	\$600.00	\$13,200.00
49	New Mailbox	EACH	2.0	\$500.00	\$1,000.00	\$100.00	\$200.00
				TOTAL =	\$5,740,054.13	TOTAL =	\$6,209,815.00



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: January 7, 2026

SUBJECT: Consideration of Board Signature on letters of appointment, reappointment, and thanks for various Special Road Districts

RECOMMENDED MOTION:

Move Approval of Board Signature on the following letters:

- Thanking Melanie Butler and reappointing Dean Bolden and Brenda Collette, for service on the Deschutes River Recreation Homesites Special Road District #8 Board
- Reappointing Toni Williams for service on the Vandever Acres Special Road District Board
- Thanking Bruce Stendal and appointing Steve Miles, for service on the Beaver Special Road District Board
- Reappointing Megan Tucker for service on the Two Rivers Special Road District Board
- Thanking Ellen Adams Lewis for service on the Sun Mountain Ranches Special Road District Board
- Reappointing Ruth Keller for service on the Howell's Hilltop Acres Special Road District Board
- Reappointing Kelly Winch for service on the Spring River Special Road District Board



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: January 7, 2026

SUBJECT: 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

RECOMMENDED MOTION:

Following the public hearing, move approval of Order No. 2026-001.

BACKGROUND AND POLICY IMPLICATIONS:

Oregon Department of State Lands submitted a petition to annex about 260 acres into the Bend Park & Recreation District. The Assessor's Office certified the petition, Community Development reviewed the petition, and the District approved the petition.

BUDGET IMPACTS:

None

ATTENDANCE:

Dave Doyle, Legal Counsel



For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

An Order Approving Oregon Department of State	*	ORDER NO. 2026-001
Lands annexation to Bend Park and Recreation	*	
District	*	
	*	

WHEREAS, the Oregon Department of State Lands (“Petitioner”) submitted a petition requesting annexation of the property identified in the exhibit attached to this Order into Bend Park & Recreation District (“District”); and

WHEREAS, the Deschutes County Assessor’s Office verified that the petition attached to this Order was signed by the landowner/landowner’s representative;

WHEREAS, the Community Development Department reviewed these petitions to ensure they are consistent with Title 18, Deschutes County Zoning Ordinance, and Title 23, Deschutes County Comprehensive Plan, and

WHEREAS, the Oregon Department of Revenue reviewed the petition maps and legal descriptions and issued preliminary approval; and

WHEREAS, the Boad held a duly noticed public hearing on January 7, 2026, to determine whether the affected area would benefit by annexation of said property into the District; now, therefore,

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, HEREBY ORDERS as follows:

Section 1. The petition for annexation and exhibit attached to this Order is hereby incorporated by reference.

Section 2. The petition for annexation is hereby approved, and the property identified in the petition is declared annexed and included in the District.

Section 3. A copy of the signed Order will be forwarded to the Oregon Department of Revenue, Oregon Secretary of State Archives Division, Deschutes County Assessor’s Office and County Clerk’s Office and the District.

Dated this _____ of _____,
2026

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

PHIL CHANG, Chair

ANTHONY DeBONE, Vice Chair

ATTEST:

Recording Secretary

PATTI ADAIR, Commissioner

PETITION TO ANNEX PROPERTY INTO
Bend Parks and Recreation District
 (Name of District)

To: The Board of County Commissioners, Deschutes County, Oregon

The undersigned, in support of this Petition, state as follows:

1. This Petition for Annexation is filed pursuant to ORS 198.850 to 198.859 on _____ (date) and Petitioners request the Board commence proceedings to annex the territory described herein into Bend Parks and Recreation District (name of district), Deschutes County, Oregon.
2. This Petition for Annexation affects only Deschutes County and is not in any incorporated city limits.
3. The Board of Bend Parks and Recreation District (name of district) approved the petition pursuant to ORS 198.850 on _____ (insert date).
4. The principal act for Bend Parks and Recreation District (name of district) is ORS 266.010.
 (Proper statutory reference required, see ORS 198.010 for listing of appropriate principal act)
5. The territory subject to this Petition for Annexation is primarily inhabited / uninhabited (circle one). This petition is signed by land owners and/or registered voters in the area proposed to be annexed as indicated opposite their respective signature, and all signatures were obtained on or after the November 12 day of, 2025.
6. The property street address(es) of land for annexation (if known) is/are _____ Address: 61200 27TH ST, BEND, OR 97702; (Map/Tax Lot 18-12-11 100) and the total acreage is ~~±265.70~~ ±260. A description of the boundaries of the territory to be annexed is attached hereto as **Exhibit "A"** and depicted on the map attached as **Exhibit "B"**.
7. This Petition has been signed by at least 15 percent of the electors, or 100 electors whichever number is lesser, registered in the area proposed to be annexed; or at least 15 owners or owners of 10 percent of the land, (whichever is greater) within the area proposed to be annexed.
8. A security deposit form and payment is attached to this petition.

Signed this 20th day of November, 2025 by State of Oregon DSL, Chief Petitioner(s).

775 SUMMER ST NE #100, SALEM, OR 97301

Address, City, State, ZIP

DATED this 24th day of November, 2025

DATED this ____ day of _____, 20__

Approved by the Board of
Bend Park and Recreation District

(if applicable) Approved by City of _____

Name of District

District Signature

By: Michelle Healy

(Print Name)

Title: Executive Director

City Signature

By: _____

(Print Name)

Title: _____

NAME OF DISTRICT: _____ Bend Parks and Recreation District ☐ Withdrawal ☒ Annexation

	PRINT NAME	DATE SIGNED	PROPERTY ADDRESS/ RESIDENCE ADDRESS (If Different)	LANDOWNER IN THE PROPOSED TERRITORY/ REGISTERED VOTER IN THE PROPOSED TERRITORY
1	Kaitlin Lovell [Redacted Signature]	11/20/25 Date	61200 27TH ST, BEND, OR 97702; (Map/Tax Lot 18-12-11 100) PROPERTY ADDRESS RESIDENCE ADDRESS (If Different)	Landowner Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> ±260 Acreage ±265.70 Registered Voter Yes <input type="checkbox"/> No <input type="checkbox"/> Pre <input type="checkbox"/>
2	Print Name Signature	Date	PROPERTY ADDRESS RESIDENCE ADDRESS (If Different)	Landowner Yes <input type="checkbox"/> No <input type="checkbox"/> Acreage <input type="checkbox"/> Registered Voter Yes <input type="checkbox"/> No <input type="checkbox"/> Pre <input type="checkbox"/>
3	Print Name Signature	Date	PROPERTY ADDRESS RESIDENCE ADDRESS (If Different)	Landowner Yes <input type="checkbox"/> No <input type="checkbox"/> Acreage <input type="checkbox"/> Registered Voter Yes <input type="checkbox"/> No <input type="checkbox"/> Pre <input type="checkbox"/>
4	Print Name Signature	Date	PROPERTY ADDRESS RESIDENCE ADDRESS (If Different)	Landowner Yes <input type="checkbox"/> No <input type="checkbox"/> Acreage <input type="checkbox"/> Registered Voter Yes <input type="checkbox"/> No <input type="checkbox"/> Pre <input type="checkbox"/>
5	Print Name Signature	Date	PROPERTY ADDRESS RESIDENCE ADDRESS (If Different)	Landowner Yes <input type="checkbox"/> No <input type="checkbox"/> Acreage <input type="checkbox"/> Registered Voter Yes <input type="checkbox"/> No <input type="checkbox"/> Pre <input type="checkbox"/>

I, Kaitlin L. Lovell, _____
in my presence. Signature [Redacted]

County of _____ State of _____ day of _____, 20____
SUBSCRIBED AND SWORN before me this _____ day of _____, 20____
Notary Public for Oregon, Megan Savas My Commission Expires: Nov 20 2027
Signature [Redacted]

OFFICIAL STAMPEL (Stamp)
MEGAN MARIE SAUER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1042892
MY COMMISSION EXPIRES NOVEMBER 20, 2027

Security Deposit

EXHIBIT A

01/07/2026 Item #7.

Special District Formation or Reorganization

SEE 704

rev 01/18
ORS 198.775

☐ Formation

☒ Annexation

☐ Withdrawal

☐ Dissolution

District and Precinct Information

Name of District

Bend Parks and Recreation District

Number of Precincts in District

Amount of Deposit per Precinct

Total Deposit (max of \$10,000)

\$100

\$100

Chief Petitioners

I/We hereby declare if the costs of the attempted formation annexation, withdrawal or dissolution of

Bend Parks and Recreation District

district exceeds the

deposit, I/we will pay to the county treasurer the amount of the excess cost (ORS 198.775)

Name print

State of Oregon Department of State Lands

Signature

Residence

775 SUMMER ST NE #100

Mailing Address if different

City

State

Zip Code

City

State

Zip Code

SALEM

OR

97301

Amount of Contribution/Value of Secured Deposit

Kind of Contribution*

☐ Cash

☐ Bond

☐ Other Security Deposit

Name print

Signature

Residence

Mailing Address if different

City

State

Zip Code

City

State

Zip Code

Amount of Contribution/Value of Secured Deposit

Kind of Contribution*

☐ Cash

☐ Bond

☐ Other Security Deposit

Name print

Signature

Residence

Mailing Address if different

City

State

Zip Code

City

State

Zip Code

Amount of Contribution/Value of Secured Deposit

Kind of Contribution*

☐ Cash

☐ Bond


☐ Other Security Deposit

Continued on the reverse side of this form

EXHIBIT A

01/07/2026 Item #7.

Person/Organizations Providing Any Part of Cash/Security Deposit

Name print AKS Engineering & Forestry, LLC			Signature 		
Residence 2777 NW Lolo Drive, Suite 150			Mailing Address if different		
City Bend	State OR	Zip Code 97703	City	State	Zip Code
Amount of Contribution/Value of Secured Deposit \$100.00			Kind of Contribution* <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Bond <input type="checkbox"/> Other Security Deposit		

Name print			Signature		
Residence			Mailing Address if different		
City	State	Zip Code	City	State	Zip Code
Amount of Contribution/Value of Secured Deposit			Kind of Contribution* <input type="checkbox"/> Cash <input type="checkbox"/> Bond <input type="checkbox"/> Other Security Deposit		

Name print			Signature		
Residence			Mailing Address if different		
City	State	Zip Code	City	State	Zip Code
Amount of Contribution/Value of Secured Deposit			Kind of Contribution* <input type="checkbox"/> Cash <input type="checkbox"/> Bond <input type="checkbox"/> Other Security Deposit		

Additional Description

*Provide additional description of security deposit below, on the back of this form or on separate sheets. Additional contributors may be listed on separate sheets and attached.

If required, a \$100.00 check payable to Deschutes County by AKS Engineering & Forestry, LLC on behalf of the chief petitioner.

If the costs of the attempted annexation of the Bend Parks and Recreation District exceeds the deposit, AKS Engineering & Forestry, LLC will pay to the county treasurer the amount of the excess cost (ORS 198.775).



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
fax 503-945-8737
boundary.changes@dor.oregon.gov

City of Bend
Planning Dept.
PO Box 431
Bend OR 97709

September 18, 2025

Documents received: 8/28/2025
From: Emme Shoup

This letter is to inform you that the Description and Map for your planned Annexation to the BPRD (ASK Job No 11528-01) in Deschutes County have been reviewed per your request. They MEET the requirements of ORS 308.225 for use with an Order, Ordinance, or Resolution which must be submitted to the Deschutes County Assessor and the Department of Revenue in final approved form before March 31 of the year in which the change will become effective.

If you have any questions please contact Robert Ayers, 503-983-3032

**AKS ENGINEERING & FORESTRY**2777 NW Lolo Drive, Suite 150, Bend, OR 97703
P: (541) 317-8429

AKS Job #11528-01

EXHIBIT A**BPRD Annexation Description**

A tract of land located in the Northeast Quarter, the Southeast Quarter, and the Southwest Quarter of Section 11, Township 18 South, Range 12 East, Willamette Meridian, Deschutes County, Oregon, being more particularly described as follows:

Beginning at the southeast corner of Parcel 3 of Partition Plat No. 2024-9, recorded April 30, 2024, as Instrument Number 2024-10746, Deschutes County Official records; thence along the easterly line of said Parcel 3, being contiguous with the westerly right-of-way line of a Pacific Gas Transmission Company gas line easement, North 18°22'26" East 5504.67 feet to the southerly right-of-way line of A.E. Stevens Road (25.00 feet from centerline), per Deschutes County Commissioner's Journal 8, Page 192; thence along said southerly right-of-way line, South 89°06'47" East 1302.67 feet to the east line of said Section 11; thence along said east line, South 00°05'18" West 2599.80 feet to the quarter corner between said Section 11 and Section 12; thence continuing along said east line, South 00°46'54" West 2624.67 feet to the northerly right-of-way line of W.J. McGillvray Road (20.00 feet from centerline), per Crook County Commissioner's Journal 4, Page 394; thence along said northerly right-of-way line, North 89°36'43" West 2652.15 feet to an angle point in said northerly right-of-way line; thence continuing along said northerly right-of-way line, North 89°36'19" West 345.77 feet to the Point of Beginning.

The above tract of land contains 259.23 acres more or less.

The basis of bearings for this description are based on Partition Plat No. 2024-9.

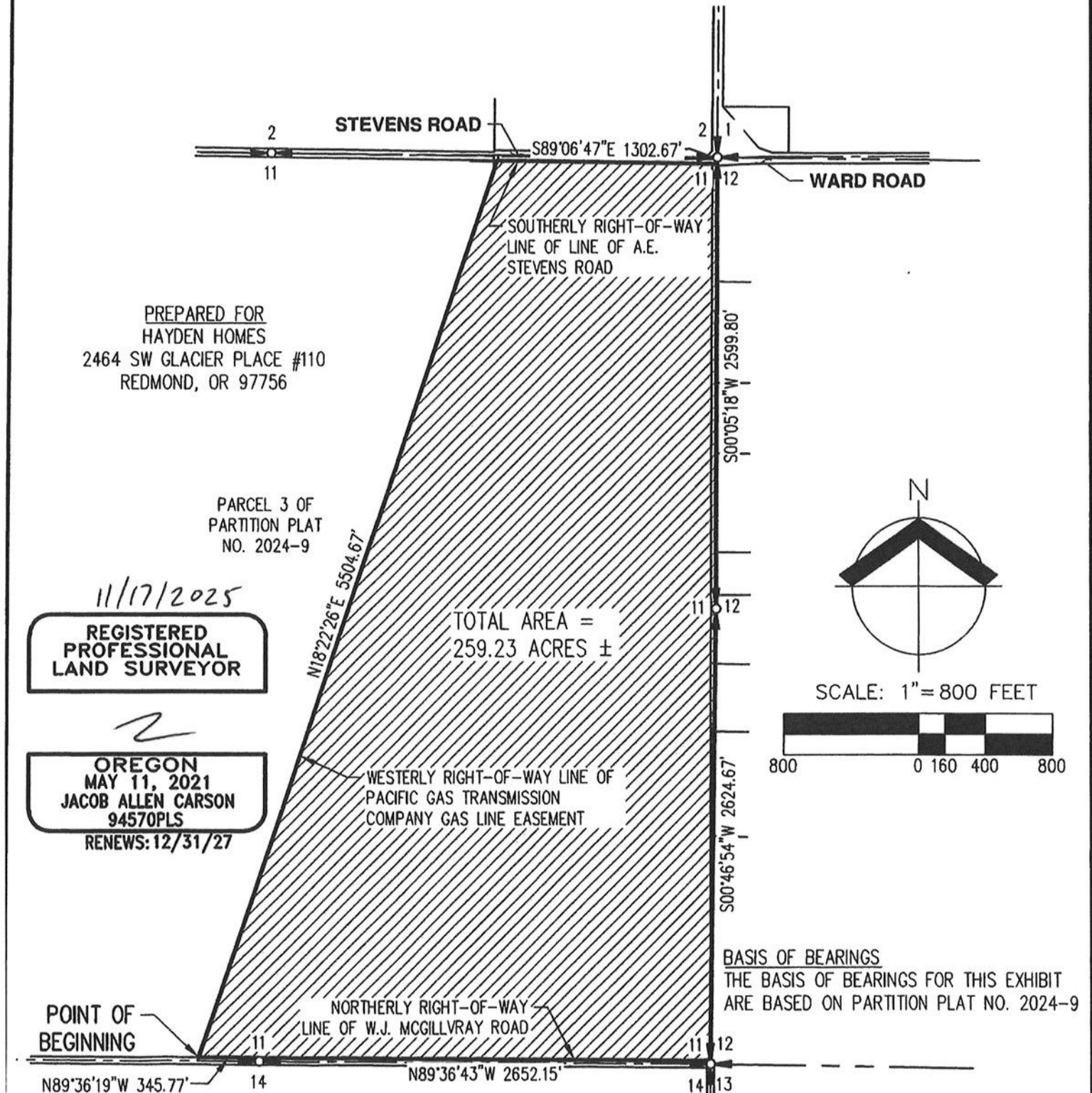
11/17/2025

**REGISTERED
PROFESSIONAL
LAND SURVEYOR****OREGON
MAY 11, 2021
JACOB ALLEN CARSON
94570PLS****RENEW: 12/31/27**

EXHIBIT B

01/07/2026 Item #7.

A TRACT OF LAND LOCATED IN THE
NE 1/4, THE SE 1/4, AND THE SW 1/4 OF
SEC. 11, T18S, R12E, W.M.,
DESCHUTES COUNTY, OREGON



AKS ENGINEERING & FORESTRY, LLC
2777 NW LOLO DR, STE 150
BEND, OR 97703
541.317.8429 WWW.AKS-ENG.COM



BPRD ANNEXATION EXHIBIT

DATE: 11/17/2025
DRWN: JAC CHKD: PDF
AKS JOB: EXHIBIT
11528-01



EXHIBIT B

01/07/2026 Item #7.

**DESCHUTES COUNTY ASSESSOR'S OFFICE
CARTOGRAPHY DEPARTMENT**

1300 NW Wall Street, Suite 204 | Bend, Oregon 97703

Office: (541) 388-6508 | **Fax:** (541) 382-1692

Website: <https://www.deschutes.org/assessor>

Property Info: <https://dial.deschutes.org/>

December 8, 2025

Steve Dennison

Deschutes County Clerk

Re: Bend Park & Recreation District (STATE OF OREGON)

Acct# 151657

Please be advised the attached petition meets the requirements of ORS 198.

Sincerely,

Gregg Rossi



Gregg Rossi | Chief Cartographer

Deschutes County Assessor's Office, Cartography Dept.

1300 NW Wall St. Suite 204 | Bend, Oregon 97703 PO Box 6005 | Bend, Oregon 97708

Tel: (541) 617-4703 | Fax: (541) 382-1692

COMMUNITY DEVELOPMENT

TO: Deschutes County Board of Commissioners

FROM: Will Groves, Planning Manager

DATE: December 4, 2025

SUBJECT: Land Use Compatibility for Annexation, Lot(s) Described Herein - Bend Park & Recreation District

The materials contained in the petition propose to annex lands to the Bend Park & Recreation District. Specifically:

- 61200 27th Street, Tax Lot 18-12-11 100

There are no county planning or zoning obstacles to the proposed annexation.



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: January 7, 2026

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

RECOMMENDED MOTIONS:

1. Move approval of second reading of Ordinance No. 2025-020 by title only.
2. Move adoption of Ordinance No. 2025-020.

BACKGROUND AND POLICY IMPLICATIONS:

On December 3, 2025, the Board voted 3-0 to adopt the Hearings Officer's Recommendation to approve the proposed text amendment to the Sunriver Community Limited District. The Board subsequently conducted first reading of Ordinance No. 2025-020 on December 17, 2025.

Following second reading, Ordinance No. 2025-020 will formally adopt the requested Sunriver Community Limited District Text Amendment, with the Code change taking effect in 90 days.

BUDGET IMPACTS:

None

ATTENDANCE:

Caroline House, Senior Planner



COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Deschutes County Board of Commissioners

FROM: Caroline House, Senior Planner

DATE: December 24, 2025

SUBJECT: Consideration of Second Reading: Sunriver Community Limited District Text Amendment

On January 7, 2026, staff will present Ordinance No. 2025-020 to the Board of County Commissioners ("Board") for consideration of Second Reading. On December 5, 2025, the Board voted 3-0 to adopt the Hearings Officer's Recommendation. The Board conducted First Reading of the Ordinance on December 17, 2025. Following the Second Reading, Ordinance No. 2025-025 attached hereto will formally adopt the Text Amendment (ref. File No. 247-25-000035-TA).

I. OVERVIEW OF TEXT AMENDMENT

Sunriver Resort ("Applicant") requested a Text Amendment to Deschutes County Code ("DCC") Section 18.108.140. The requested amendment only affects properties *with existing structures* that are partially located in both the Sunriver Community Limited ("CL") and Resort Equestrian ("RE") Districts. There is one property with these conditions, which is identified on County Assessor's Maps 19-11-31 as tax lot 300.

The Applicant narrowly tailored the requested Text Amendment to address a split zoning issue for the existing Sunriver Boarding Stable structure, which is split zoned CL District and RE District. This Text Amendment will expand the allowed uses of the existing Sunriver Boarding Stable structure located in the CL District to include the uses allowed outright in the RE District.

II. NEXT STEPS

The ordinance will become effective 90 days following the second reading.

III. RECORD

The record for this matter is as presented at the following Deschutes County Community Development Department website:

<https://www.deschutes.org/cd/page/247-25-000035-ta-sunriver-community-limited-district-text-amendment>

Attachments:

- Ordinance No. 2025-020 and Corresponding Exhibits

REVIEWED

LEGAL COUNSEL

01/07/2026 Item #8.

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

An Ordinance Amending Deschutes County *
Code Title 18, Zoning Ordinance, Relating to Uses *
Allowed in the Sunriver Community Limited District. *
*

ORDINANCE NO. 2025-020

WHEREAS, Sunriver Resort Limited Partnership applied for a text amendment to Deschutes County Code (“DCC”) Section 18.108.140 (Planning Division File No. 247-25-000035-TA); and

WHEREAS, after notice was given in accordance with applicable law, a public hearing was held on October 23, 2025, before the Deschutes County Hearings Officer; and

WHEREAS, on November 4, 2025, the Hearings Officer forwarded a recommendation of approval of the proposed text amendment to the Board of County Commissioners (“Board”); and

WHEREAS, pursuant to DCC 22.28.030(B), the Board shall, in the absence of an appeal, adopt the Hearings Officer’s recommendation; and

WHEREAS, the Board voted 3-0 on December 3, 2025, to accept the Hearings Officer’s Recommendation; now, therefore,

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, ORDAINS as follows:

Section 1. AMENDMENT. DCC Section 18.108.140, Sunriver Community Limited (CL District), is amended to read as described in Exhibit “A”, attached and incorporated by reference herein, with new language underlined and deleted language set forth in ~~strike through~~.

Section 2. FINDINGS. The Board adopts as its decision the Hearings Officer’s Recommendation, Exhibit “B”, attached and incorporated by reference herein.

///

Dated this _____ of _____, 2026

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

PHIL CHANG, Chair

ANTHONY DeBONE, Vice Chair

ATTEST:

Recording Secretary

PATTI ADAIR, Commissioner

Date of 1st Reading: _____ day of _____, 2025.

Date of 2nd Reading: _____ day of _____, 2026.

Record of Adoption Vote:

Commissioner	Yes	No	Abstained	Excused
Phil Chang	_____	_____	_____	_____
Anthony DeBone	_____	_____	_____	_____
Patti Adair	_____	_____	_____	_____

Effective date: _____ day of _____, 2026.

Exhibit A to Ordinance 2025-020

CHAPTER 18.108 URBAN UNINCORPORATED COMMUNITY ZONE; SUNRIVER**18.108.140 Community Limited; CL District**

- A. Uses Permitted Outright. The following uses are permitted outright, subject to the applicable provisions of DCC 18.116 and DCC 18.124:
1. Picnic and barbecue areas, including picnic tables and benches.
 2. Recreational path.
 3. For any structure existing as of April 7, 2026 that is located partially in the CL District and partially in the RE District, any use permitted in the RE District is also permitted in the portion of the structure in the CL District.

HISTORY

*Repealed & Reenacted by Ord. 97-078 §2 on 12/31/1997**Amended by Ord. 2025-002 §26 on 3/28/2025**Amended by Ord. 2025-020 §1 on x/xx/xxxx*

Exhibit B to Ordinance 2025-020

HEARINGS OFFICER RECOMMENDATION SUNRIVER COMMUNITY LIMITED DISTRICT TEXT AMENDMENT

FILE NUMBER: 247-25-000035-TA

**SUBJECT PROPERTIES/
OWNER:** Mailing Name: SUNRIVER RESORT LIMITED PARTNERSHIP
Map and Taxlots: 1911310000300 /2011060000500
Accounts: 136299 / 259336
Situs Address: 17400 DESCHUTES RD, SUNRIVER, OR 97707

APPLICANT: Radler White Parks & Alexander, LLP (“Applicant”)

REQUEST: The Applicant requests approval of a text amendment of the Deschutes County Code (DCC) Section 18.108.140, Sunriver Community Limited (CL) District, to add the following new use as a use permitted outright:

“3. For any structure existing as of [EFFECTIVE DATE OF ORDINANCE] that is located partially in the CL District and partially in the [Resort Equestrian] RE District, any use permitted in the RE District is also permitted in the portion of the structure in the CL District.”

The applicability of the proposed amendment is limited to the subject properties listed at the top of this recommendation.

HEARINGS OFFICER: Gregory J. Frank

STAFF CONTACT: Caroline House, Senior Planner
Phone: 541-388-6667
Email: Caroline.House@deschutes.org

RECORD: Record items can be viewed and downloaded from:
<https://www.deschutes.org/cd/page/247-25-000035-ta-sunriver-community-limited-district-text-amendment>

I. GENERAL FINDINGS:

Applicant filed an application (Applicant's Proposal") for a text amendment as summarized above (Request Section). A Notice of Public Hearing was published consistent with the Deschutes County Code ("DCC") setting a hearing date for 1:00 p.m. on October 23, 2025 (the "Hearing"). The Hearing was held virtually and in-person (in the Deschutes Services Building – First Floor – Barnes & Sawyer Rooms, 1300 NW Wall Street, Bend, OR 97703). Present at the Hearing were Deschutes County staff, Gregory J Frank ("Hearings Officer") and representatives of the Applicant. No person testified at the Hearing, either virtually or in person, in opposition or neutral to the Applicant's Proposal.

Deschutes County Staff Planner Caroline House ("House") provided a presentation/overview of Applicant's Proposal and Staff's analysis of Applicant's Proposal. Attorney Steven Hultberg ("Hultberg") appeared at the Hearing and provided a brief summary of Applicant's Proposal. Hultberg requested the Hearings Officer adopt the analysis and conclusions set forth in the Staff Report, Sunriver Community Limited District Text Amendment (Staff Report").

The Staff Report, in the Conclusion and Recommendation section, stated the following:

"Based on the findings above, staff believes the proposed text amendment complies with the applicable criteria of DCC Title 18, DCC Title 22, DCC Title 23 and the applicable sections of OAR. Staff requests the Hearings Officer determine if the Applicant has met the burden of proof necessary to justify the proposed text amendment."

The Hearings Officer reviewed the Staff Report and other documents contained in the public record. The Hearings Officer finds the Staff Report correctly identified relevant approval criteria. The Hearings Officer finds Staff's analysis of the relevant approval criteria and evidence in the record is factually and legally supportable. The Hearings Officer concurs with the first sentence of the Staff's above quoted conclusion and therefore finds that Applicant's Proposal has met the legally mandated burden of proof to merit approval.

The Hearings Officer incorporates the Staff Report (attached to this Hearings Officer Recommendation) as additional findings and conclusions.

II. RECOMMENDATION:

The Hearings Officer recommends approval of Applicant's Proposal.



Gregory J. Frank
Deschutes County Hearings Officer

Attached: Staff Report for 247-25-000035-TA



COMMUNITY DEVELOPMENT

STAFF REPORT
SUNRIVER COMMUNITY LIMITED DISTRICT TEXT AMENDMENT

FILE NUMBER: 247-25-000035-TA

**SUBJECT PROPERTIES/
OWNER:** Mailing Name: SUNRIVER RESORT LIMITED PARTNERSHIP
Map and Taxlot: 1911310000300 /2011060000500
Account: 136299 / 259336
Situs Address: 17400 DESCHUTES RD, SUNRIVER, OR 97707

APPLICANT: Radler White Parks & Alexander, LLP (“Applicant”)

REQUEST: The Applicant requests approval of a text amendment of the Deschutes County Code (DCC) Section 18.108.140, Sunriver Community Limited (CL) District, to add the following new use as a use permitted outright:

“3. For any structure existing as of [EFFECTIVE DATE OF ORDINANCE] that is located partially in the CL District and partially in the [Resort Equestrian] RE District, any use permitted in the RE District is also permitted in the portion of the structure in the CL District.”

The applicability of the proposed amendment is limited to the subject properties listed at the top of this staff report.

STAFF CONTACT: Caroline House, Senior Planner
Phone: 541-388-6667
Email: Caroline.House@deschutes.org

RECORD: Record items can be viewed and downloaded from:
<https://www.deschutes.org/cd/page/247-25-000035-ta-sunriver-community-limited-district-text-amendment>

I. **APPLICABLE CRITERIA:**

Deschutes County Code (DCC)

Title 18, Deschutes County Zoning Ordinance:

Chapter 18.108, Urban Unincorporated Community Zone - Sunriver

Chapter 18.136, Amendments

Title 22, Deschutes County Development Procedures Ordinance

Title 23, Comprehensive Plan

Chapter 1, Comprehensive Planning

Chapter 4, Urban Growth Management

Oregon Administrative Rules (OARs)

OAR 660-012, Transportation Planning

OAR 660-015, Statewide Planning Goals and Guidelines

OAR 660-022, Unincorporated Communities

II. **BASIC FINDINGS:**

SITE DESCRIPTION: The Applicant's proposed text amendment will only affect properties with existing structures that are partially located in both the CL and RE Districts within the Urban Unincorporated Community of Sunriver. In total, there are only two properties in Deschutes County with the RE District zoning designation and both properties also contain CL zoned land or abut the CL District. These properties are identified on Deschutes County Assessor's Maps 19-11-31, as tax lot 300 and 20-11-06, as tax lot 500 (see *Figure 1* below). Sunriver Resort Limited Partnership (L.P.) owns both tax lots and below staff provides a more detailed site description for each tax lot.

Tax Lot 300

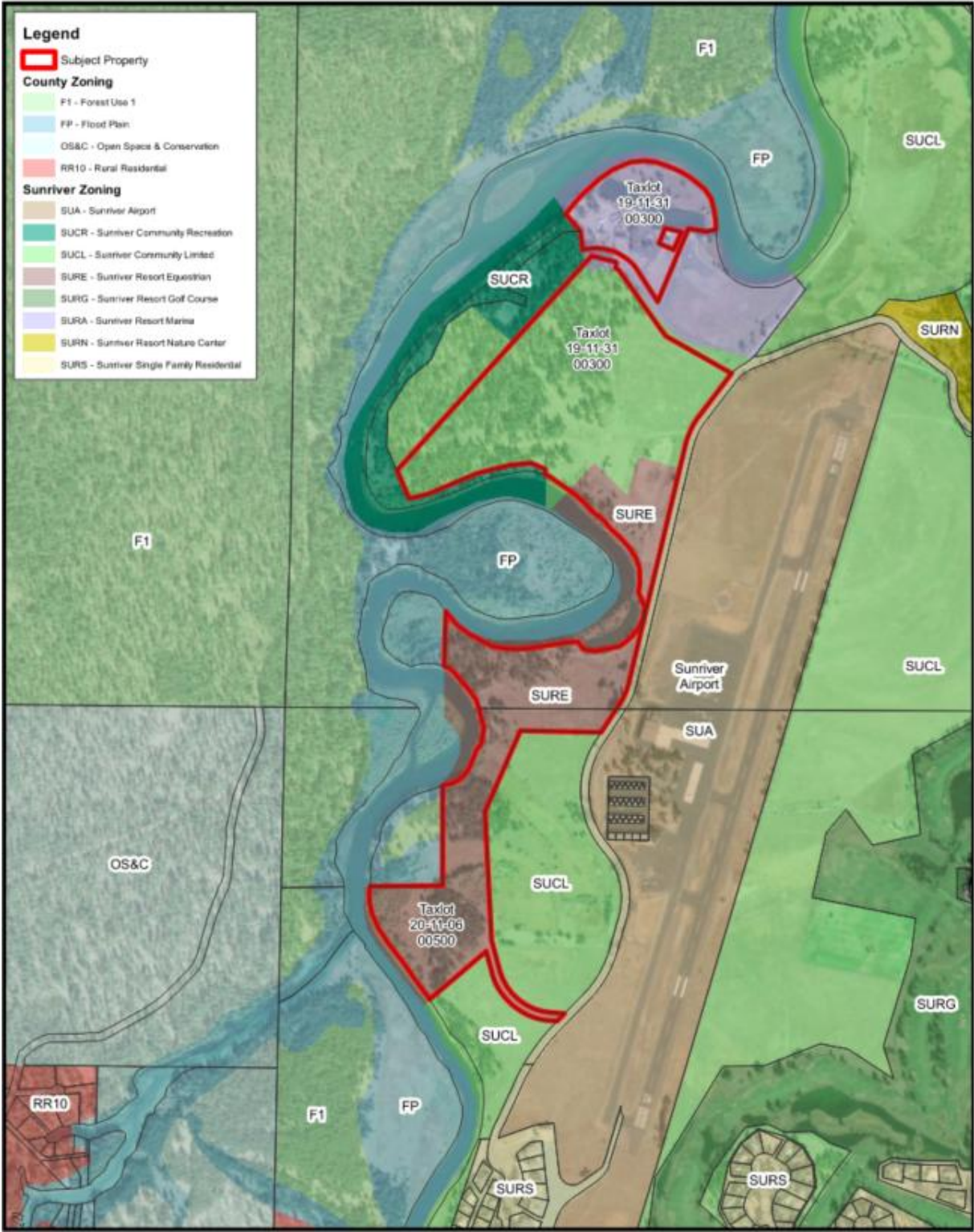
This +/-104-59-acre irregularly shaped property is split zoned RE District, CL District, and Resort Marina (RA) District in the Urban Unincorporated Community of Sunriver. In addition, the Airport Safety (AS) and Landscape Management (LM) Combining Zones and Sunriver Flood Plain District (SUFP) apply to this tax lot. The southeast lot line abuts River Road, a private local road, and Deschutes Road, also a private local road, bisects the northern third of the tax lot. Paved recreational paths are established along the east lot line and southern areas of the tax lot. The north lot line and portions of the west lot line abut the Deschutes River. The Sunriver Resort Marina is established on the northern third and the Sunriver Stables are established on the south-central area of the property. Most of the Sunriver Stables structures are located entirely in RE District. However, there is one existing equestrian stable structure located partially in the CL District and partially in the RE District (see *Figure 2* below). According to the FEMA Flood Insurance Rate Map (FIRM) for Deschutes County and the Local Wetlands Inventory, respectively, this property is partially located in the 100-year flood plain and contains significant areas of jurisdictional wetlands.

Tax Lot 500

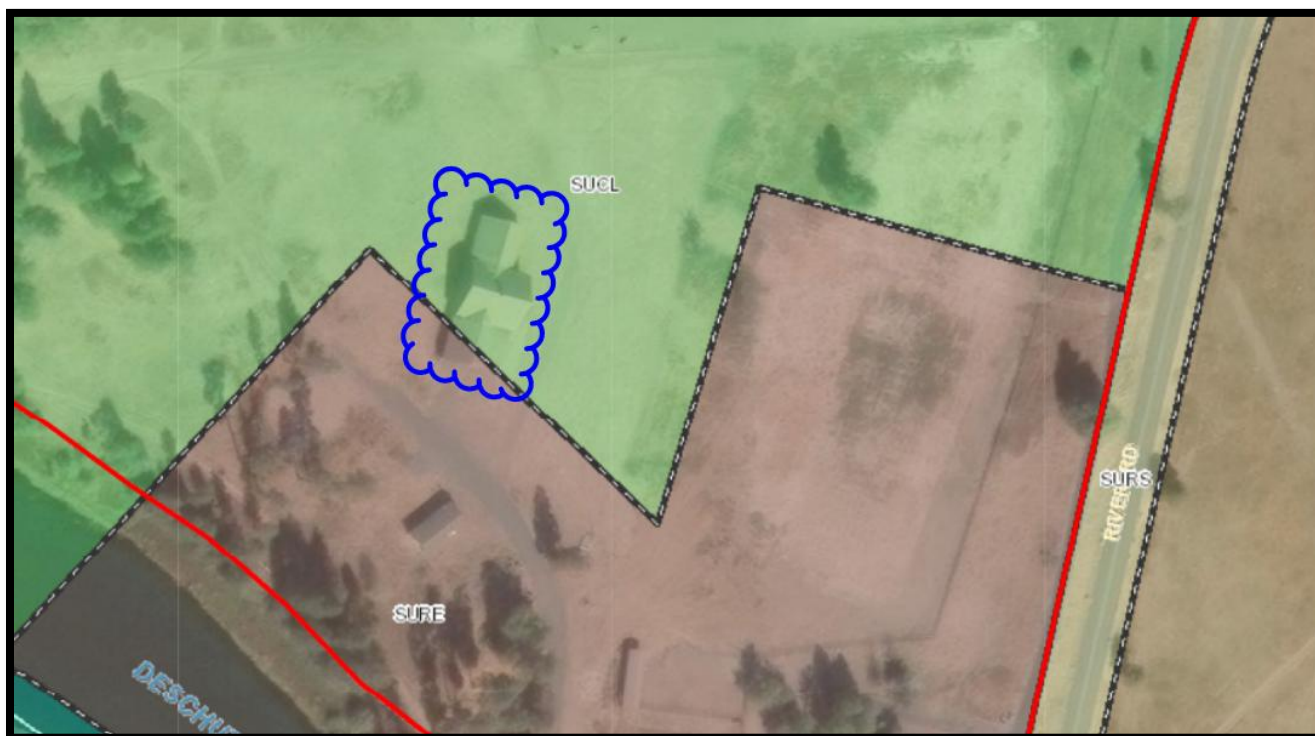
This +/- 26.40-acre irregularly shaped property is entirely zoned RE District. The AS and LM Combining Zones and the SUFP also apply. The east lot lines abut River Road and the west lot lines abut the

Deschutes River. Paved recreational paths are established along the west lot lines abutting the Deschutes River. The remaining areas of the property appear to be undeveloped and there do not appear to be any structures on this tax lot. According to the FEMA FIRM and the Local Wetlands Inventory, respectively, this property is partially located in the 100-year flood plain and contains significant areas of jurisdictional wetlands.

Figure 1 – Subject Properties & Base Zone Designations



*Figure 2 – Existing Structure on Tax Lot 300 Partially in the CL and RE Districts
(Reference Blue Bubbled Structure)*



PROPOSAL: The Applicant's Burden of Proof includes the following background on why this text amendment has been requested:

The applicant represents Sunriver Resort Limited Partnership, the owner of the Sunriver Stables, located at 57215 River Rd, Sunriver, OR 97707. The minor text amendment proposed in this application is intended to address an existing boarding stable building (the "Boarding Stable") that appears to straddle the line between the SU-CL (Sunriver – Community Limited) and SU-RE (Sunriver – Resort Equestrian) zones.

The proposed text amendment is narrowly tailored to address the split zoning issue of the Boarding Stable that staff recently brought to our attention. The Boarding Stable itself was approved in 2007 in County Land Use Case File No. SP-07-43 (the "2007 Approval"). However, the 2007 Approval is ambiguous about the approved location of the new building and, as far as we and staff can tell, the Boarding Stable today straddles the zoning boundary line. The erroneous location was not identified by the County in its inspections at the time of construction nor by the owner in the 18 years since the 2007 approval of the Boarding Stable. Although we have not been able to identify the precise cause of this issue, the applicant hopes that this text amendment can bring resolution to the issue staff have brought to our attention.

The Applicant's Burden of Proof includes the following information on the proposed language of the text amendment:

The applicant proposes the following amendment to the text of Deschutes County Code (“**DCC**”) Title 18, Chapter 18.108, Sunriver – Community Limited zone (“**CL**”). The proposed change would permit existing structures that straddle the zoning boundary between the CL zone and an abutting Sunriver – Resort Equestrian zoned area (“**RE**”) to conduct the use permitted in the RE zone in the portion of the structure in the CL zone.

To the applicant’s knowledge, the only existing structure that straddles those two zoning boundaries in the county is the Boarding Stable approved in the 2007 Approval.

The amendments would not remove text from the code, and would add the following text, indicated in blue underline:

18.108.140 Community Limited; CL District

- A. Uses Permitted Outright. The following uses are permitted outright:
1. Picnic and barbecue areas, including picnic tables and benches.
 2. Recreational path
 3. For any structure existing as of [EFFECTIVE DATE OF ORDINANCE] that is located partially in the CL District and partially in the RE District, any use permitted in the RE District is also permitted in the portion of the structure in the CL District.

As the relevant text only applies to an existing structure “partially in the CL District and partially in the RE District”, the proposed amendment is limited in applicability to locations where the CL and RE districts are abutting. To the applicant’s knowledge, and consistent with the zone’s special purpose for the Sunriver community, the RE district is only applied to lands in the area to the west of the Sunriver Airport, where it abuts the CL district to the north and south, as shown on the following page.

Staff finds the proposed text amendment will expand the uses permitted outright, for the portion of the existing structure in the CL District, to also include:

- An equestrian facility;
- A park;
- A playground; and
- A building or buildings each not exceeding 8,000 square feet of floor area which include any combination of:
 - Retail sales, rental, and repair services commonly associated with equestrian facilities.

Lastly, staff notes all uses permitted outright under DCC 18.108.140(A) are subject to the applicable provisions of DCC 18.116 and DCC 18.124. Based on the Applicant’s response above, the Applicant is not proposing to “remove text from the code” and these provisions would continue to apply.

PUBLIC AGENCY COMMENTS: The Planning Division mailed notice on February 5, 2025, to several public agencies and received the following comments:

Deschutes County Building Division, Randy Scheid

NOTICE: The Deschutes County Building Safety Divisions code mandates that Access, Egress, Setbacks, Fire & Life Safety, Fire Fighting Water Supplies, etc. must be specifically addressed during the appropriate plan review process with regard to any proposed structures and occupancies.

Accordingly, all Building Code required items will be addressed, when a specific structure, occupancy, and type of construction is proposed and submitted for plan review.

Deschutes County Transportation Planner, Tarik Rawlings (August 6, 2025, Revised Comments)

I have reviewed the transmittal materials for 247-25-000035-TA for a text amendment request to DCC 18.108.140 (Sunriver Community Limited (CL) District) to add the following as a use permitted outright:

"3. For any structure existing as of [EFFECTIVE DATE OF ORDINANCE] that is located partially in the CL District and partially in the RE District, any use permitted in the RE District is also permitted in the portion of the structure in the CL District."

The proposed text amendment is limited to the following properties, totaling 130.99 acres within the Sunriver Resort Equestrian District (SURE), Sunriver Flood Plain District (SUFP), Sunriver Community Limited District (CL), Sunriver Resort Marina District (SURA), Flood Plain (FP) Zone, and the Airport Safety (AS) and Landscape Management (LM) Combining Zones:

Mailing Name: SUNRIVER RESORT LIMITED PARTNERSHIP

Map and Taxlot: 1911310000300 /2011060000500

Account: 136299 / 259336

Situs Address: 17400 DESCHUTES RD, SUNRIVER, OR 97707

I have reviewed the application materials for potential Transportation Planning Rule (TPR) effects. While the proposal would effectively allow some form of structural development where there is currently no allowance, the location of the subject zoning districts (SURE, SUCL) within the larger Sunriver Urban Unincorporated Community (UUC) demonstrates compliance with the allowable uses for UUCs as defined in OAR 660-022-0010 and further described in OAR 660-022-0040. Overall, the proposed amendments appear to comply with TPR provisions. Staff has also reviewed the proposed amendments against the Sunriver UUC goals and policies outlined in the draft Deschutes County 2040 Comprehensive Plan (Chapter 11), and the current 2010-2030 Deschutes County Comprehensive Plan and finds that the proposal appears to comply with the various initiatives outlined therein and produces no foreseeable adverse effects.

Any subsequent development on the subject properties may require transportation analysis pursuant to DCC 18.116.310, produced by an Oregon-certified Transportation engineer, if

and when such development is proposed. As the property's adjacent roadways are private roadways, staff finds the access permit requirements of DCC 12.28.050 do not apply.

Board Resolution 2024-038 sets a transportation system development charge (SDC) rate of \$5,856 per p.m. peak hour trip. As the proposal is a legislative amendment and no development is included, no SDCs apply to the subject proposal.

Oregon Department of Aviation, Brandon Pike

Thank you for providing the opportunity for the Oregon Department of Aviation (ODAV) to comment on file number(s): 247-25-000035-TA

ODAV has reviewed the proposal and prepared the following comment(s):

1. In accordance with FAR Part 77.9 and OAR 738-070-0060, future development at this site may be required to undergo aeronautical evaluations by the FAA and ODAV. The applicant can use the FAA's [Notice Criteria Tool](#) to determine which proposed structures (including any cranes or other tall construction equipment) warrant a notice of construction. If so, they are required to provide separate notices of construction to both the FAA and ODAV. The applicant should receive the resulting aeronautical determination letters from the FAA and ODAV prior to approval of any building permits.
2. The height of any new structures, trees, and other planted vegetation shall not penetrate FAR Part 77 Imaginary Surfaces, as determined by the FAA and ODAV.
3. The subject property appears to be located partially under the transitional surface of Sunriver Airport. Pursuant to the State of Oregon's Airport Land Use Compatibility Guidebook, some forms of development are not considered compatible land uses when located near a public-use airport. Per Table 3-4: Compatible Land Uses per FAR Part 77 Surfaces and FAA Safety Areas, the following land uses are identified as incompatible developments when located under the transitional surface of public-use airports: residential uses, places of public assembly, most recreational uses, and resource production and extraction uses.

ODAV does not recommend approval of development which is found to be in conflict with the Airport Land Use Compatibility Guidebook. The applicant is advised to contact Brandon Pike, Aviation Planner with ODAV (see contact information below) to discuss potential aviation-related concerns or limitations with the property.

Please reach out if you have questions or concerns. I'm available if the applicant has any questions or wants our input at this stage.

The Applicant contacted ODAV and, in response to that communication, ODAV provided the following additional comments on February 25, 2025:

Thank you for providing this clarifying information. It's helpful to know the background and purpose of the application.

These comments are partially intended to alert the property owner and/or applicant about the potential considerations that may need to be taken into account when owning and developing property near a public-use airport. So, while there is no new development proposed with this application, we include this information (specifically calling out future development) to ensure it enters the record and alerts the owner and future developers of these potential implications.

ODAV does not oppose the text amendment as proposed, so long as the considerations we've identified are recognized for future development.

The following agencies did not respond to the notice: Deschutes County Assessor, Deschutes County Code Enforcement, Deschutes County Onsite Wastewater Division, Deschutes National Forest, Oregon Department of Fish & Wildlife, Oregon Parks & Recreation, Sunriver Airport Manager, Sunriver Fire Department, Sunriver Owners' Association, Sunriver Utilities, and US Fish & Wildlife.

PUBLIC COMMENTS: The Planning Division mailed notice of the application to all property owners within 250 feet of the subject properties on February 5, 2025. The Applicant also complied with the posted notice requirements of Section 22.24.030(B) of Title 22. The Applicant submitted a Land Use Action Sign Affidavit indicating the Applicant posted notice of the land use action on February 10, 2025. No public comments were received.

NOTICE REQUIREMENT: On September 3, 2025, the Planning Division mailed a Notice of Public Hearing to all property owners within 250 feet of the subject property and public agencies. A Notice of Public Hearing was published in the Bend Bulletin on Sunday, September 7, 2025. Notice of the first evidentiary hearing was submitted to the Department of Land Conservation and Development on September 9, 2025.

REVIEW PERIOD: According to DCC 22.20.040(D), the review of the proposed quasi-judicial text amendment application is not subject to the 150-day review clock.

III. FINDINGS & CONCLUSIONS:

Deschutes County Code

Title 18, Deschutes Zoning Ordinance

Chapter 18.136, Amendments

Section 18.136.010, Amendments

DCC Title 18 may be amended as set forth in DCC 18.136. The procedures for text or legislative map changes shall be as set forth in DCC 22.12. A request by a property owner for a quasi-judicial map amendment shall be accomplished by filing an application on forms provided by the Planning Department and shall be subject to applicable procedures of DCC Title 22.

FINDING: The Applicant, as a representative of the property owner, has requested a quasi-judicial text amendment and filed the corresponding application. The Applicant has filed the required land use application forms for the proposal. The application will be reviewed utilizing the applicable procedures contained in DCC Title 22. Considering the nature of the proposed text amendment, staff believes the County's review requires a two-step process following both quasi-judicial and legislative procedures contained in DCC Title 22.

During a Hearings Officer's review of a recent applicant-initiated Text Amendment to the Airport Development (AD) zoning code¹, the Hearings Officer addressed this threshold question as follows:

By its express terms, [DCC 18.136.010] states that the process for a text amendment is as set forth in DCC 22.12. But DCC 22.12 broadly governs "legislative" procedures. DCC 22.04.020 defines legislative changes as follows:

Legislative changes generally involve broad public policy decisions that apply to other than an individual property owner. These include, without limitation, amendments to the text of the comprehensive plans, zoning ordinances, or the subdivision or partition ordinance and changes in zoning maps not directed at a small number of property owners.

As Staff points out in the Staff Report (attached to this decision as Exhibit B), the Text Amendments do not fit squarely within this definition. Further, the Code does not expressly define "text amendment" in the context of legislative changes or in the context of a quasi-judicial land use application, even though DCC 22.12.030 allows an individual to seek legislative changes through an application process. The Staff Report suggests that the Text Amendments should be processed in the same manner as a quasi-judicial plan amendment, which is governed by DCC 22.28.030.

¹ Reference Deschutes County File No. 247-23-000470-TA.

In support of its conclusion, Staff provides a detailed analysis under *Strawberry Hill 4 Wheelers v. Benton Co. Bd. of Comm.*, 287 Or 591, 601 P2d 769 (1979) ("*Strawberry Hill 4 Wheelers*"). In that case, the Oregon Supreme Court set out a multi-factor test to determine what process applies to a land use application:

Generally, to characterize a process as adjudication presupposes that the process is bound to result in a decision and that the decision is bound to apply preexisting criteria to concrete facts. The latter test alone [applying preexisting criteria to concrete facts] proves too much; there are many laws that authorize the pursuit of one or more objectives stated in general terms without turning the choice of action into an adjudication. Thus a further consideration has been whether the action, even when the governing criteria leave much room for policy discretion, is directed at a closely circumscribed factual situation or a relatively small number of persons. The coincidence both of this factor and of preexisting criteria of judgment has led the court to conclude that some land use laws and similar laws imply quasi[-]judicial procedures for certain local government decisions. *Strawberry Hill 4 Wheelers* at 602-03.

As Staff correctly notes, the *Strawberry Hill 4 Wheelers* decision sets out three factors which must be considered:

1. Is the inquiry bound to result in a decision?
2. Are there preexisting criteria that are applied to concrete facts?
3. Is the inquiry directed at a closely circumscribed factual situation or a relatively small number of persons?

Although it is a close call, the Hearings Officer agrees with Staff that the three factors listed above, in this case, warrant following a quasi-judicial process for the City's Application, at least initially.

...

At the same time, the Text Amendments carry the qualities of a legislative act. The language in DCC 22.04.020 provides that legislative changes "generally involve broad public policy decisions that apply to other than an individual property owner" (emphasis added), and that definition does not state that decisions applicable to only one individual property owner cannot be legislative. Indeed, that Code provision goes on to list examples of legislative decisions, including amendments to the text of zoning ordinances.

An important component of DCC 22.12 is DCC 22.12.050, addressing final decisions. That Code provision states that "[a]ll legislative changes shall be adopted by ordinance." That language does not distinguish between purely legislative changes and those legislative changes that may be processed using a quasi-judicial process. This makes sense because the DCC is adopted by ordinance, and any changes to the text of the Code would be an amendment to that adopted ordinance. It also makes sense because ORS 215.503(2) requires that "[a]ll legislative acts relating to comprehensive plans, land use planning or zoning adopted by the governing body of a county shall be by ordinance" (emphasis added).

Based on the foregoing, I find that, in this case, the adoption of text amendments proposed by an applicant is a two-step process. In the first step of the process, the Applicant has a right under the Code to submit and to have considered an application to amend the Code's text. This phase of the process is quasi-judicial in nature and it is appropriate to have a hearing and to build a record following the principles of a quasi-judicial process. As part of that process, the Hearings Officer is addressing the application only of the County's existing laws. The second step of the process is for the Deschutes County Board of Commissioners ("County Board") to adopt an ordinance to incorporate any text amendments to the Code. Amendments to the text of a zoning ordinance are a change in the County's law, and only the County Board can make such a change. In other words, the Hearings Officer is without authority to amend the County's Code. The Hearings Officer, however, can make a recommendation to the County Board based on what develops in the quasi-judicial phase of the process. The County Board is free to accept or to reject the Hearings Officer's recommendation.

As noted above, the *Strawberry Hill 4 Wheelers* test requires a case-specific analysis of all three factors in combination. For the purposes of this review, staff addresses each component of the *Strawberry Hill 4 Wheelers* test below:

1. Results in a Decision

The Applicant has submitted an application for a text amendment. The request will result in either an approval or a denial, and a decision will be issued by the Board of County Commissioners ("Board") pursuant to DCC Title 22. As opposed to a policy change initiated by staff or decision-makers, which has a wide discretionary choice between action and inaction, the subject request was submitted as a land use application by the property owner and the County must take final action on it. Staff finds the subject amendment clearly meets this component of the *Strawberry Hill 4 Wheelers* test.

2. Preexisting Criteria Applied to Concrete Facts

The subject application is being reviewed based on the preexisting criteria listed in Section I and the Applicant's submittal includes a clear and concise statement of facts necessitating the subject application. Therefore, staff finds preexisting criteria are being applied to concrete facts and the application meets this component of the *Strawberry Hill 4 Wheelers* test.

3. Directed at a Small Number of Persons

The Applicant's proposed text amendment will only affect properties with existing structures that are partially located in both the CL District and RE District within the Urban Unincorporated Community of Sunriver. As detailed in the Basic findings section, there is only one property with these zoning conditions (ref. Deschutes County Assessor's Map 19-11-31, tax lot 300) and the Applicant owns this property. Therefore, staff finds the proposed text amendment is directed at a small number of persons and meets this component of the *Strawberry Hill 4 Wheelers* test.

When the factors above are considered in combination, staff finds the *Strawberry Hill 4 Wheelers* test is met and the subject text amendment can initially be reviewed as part of quasi-judicial process. As noted in *Hood River Valley v. Board of Cty. Commissioners*, the differentiation between a legislative and quasi-judicial process is important in order to ensure all affected parties are given a fair process. In this case, a quasi-judicial process will provide for a public hearing before a Hearings Officer and, subsequently, requires final action by the Board as part of a legislative process.

Title 22, Deschutes County Development Procedures Ordinance

Chapter 22.12, Legislative Procedures

Section 22.12.010, Hearing Required.

No legislative change shall be adopted without review by the Planning Commission and a public hearing before the Board of County Commissioners. Public hearings before the Planning Commission shall be set at the discretion of the Planning Director, unless otherwise required by state law.

FINDING: As described above, staff finds the subject application is being reviewed as part of a quasi-judicial and legislative process. The Hearings Officer is being asked to make a recommendation to the Board. The Board will ultimately approve or deny the application and, if approved, adopt an ordinance as part of a legislative process. The Planning Director has exercised their discretion not to set a hearing before the Planning Commission.

Section 22.12.020, Notice.

A. Published Notice

- 1. Notice of a legislative change shall be published in a newspaper of general circulation in the county at least 10 days prior to each public hearing.***
- 2. The notice shall state the time and place of the hearing and contain a statement describing the general subject matter of the ordinance under consideration.***

FINDING: This criterion will be met as notice will be published in The Bulletin newspaper at least 10 days prior to each public hearing.

- B. Posted Notice. Notice shall be posted at the discretion of the Planning Director and where necessary to comply with ORS 203.045.***
- C. Individual Notice. Individual notice to property owners, as defined in DCC 22.08.010(A), shall be provided at the discretion of the Planning Director, except as required by ORS 215.503.***

FINDING: As noted in the Basic Findings section, the Applicant complied with the posted notice

requirement and individual notice was mailed to property owners within 250 feet of the subject properties.

D. Media notice. Copies of the notice of hearing shall be transmitted to other newspapers published in Deschutes County.

FINDING: Copies of the notice of hearing will be provided to the County public information official for wider media distribution. This criterion has been met.

Section 22.12.030, Initiation Of Legislative Changes.

A legislative change may be initiated by application of individuals upon payment of required fees as well as by the Board of Commissioners or the Planning Commission.

FINDING: The Applicant has submitted the required fees and requested a text amendment. Staff finds the Applicant is granted permission under this criterion to initiate a legislative change and has submitted the necessary fee and materials.

Section 22.12.040, Hearings Body.

A. The following shall serve as hearings or review body for legislative changes in this order:

- 1. The Planning Commission.***
- 2. The Board of County Commissioners.***

FINDING: As described above, the subject application is initially being processed as part of a quasi-judicial process. For this reason, this application has been referred to a Hearings Officer rather than the Planning Commission for a recommendation. The adoption of the proposed text amendment will follow a legislative process because it must be approved by the Board. For the purpose of this criterion, staff notes the application has properties of both a quasi-judicial and legislative amendment.

B. Any legislative change initiated by the Board of County Commissioners shall be reviewed by the Planning Commission prior to action being taken by the Board of Commissioners.

FINDING: The subject application was not initiated by the Board. Staff finds this criterion does not apply.

Section 22.12.05, Final Decision.

All legislative changes shall be adopted by ordinance.

FINDING: Following issuance of the Hearings Officer's recommendation, the Board will ultimately decide on whether to approve or deny the proposed text amendment. If the Board approves the

proposed text amendment, it will be implemented by the Board adopting an ordinance.

Chapter 22.28, Land Use Action Decisions

Section 22.28.030, Decision On Plan Amendments And Zone Changes.

- A. *Except as set forth herein, the Hearings Officer or the Planning Commission when acting as the Hearings Body shall have authority to make decisions on all quasi-judicial zone changes and plan amendments. Prior to becoming effective, all quasi-judicial plan amendments and zone changes shall be adopted by the Board of County Commissioners.***
- B. *In considering all quasi-judicial zone changes and those quasi-judicial plan amendments on which the Hearings Officer has authority to make a decision, the Board of County Commissioners shall, in the absence of an appeal or review initiated by the Board, adopt the Hearings Officer's decision. No argument or further testimony will be taken by the Board.***

FINDING: As detailed above, staff finds the proposal should be viewed as a quasi-judicial plan amendment. For this reason, staff finds these criteria apply. This application is being referred to a Hearings Officer for a recommendation. If an appeal is not filed and the Board does not initiate review, the Board shall adopt the Hearings Officer's recommendation as the decision of the county.

- C. *Plan amendments and zone changes requiring an exception to the goals or concerning lands designated for forest or agricultural use shall be heard de novo before the Board of County Commissioners without the necessity of filing an appeal, regardless of the determination of the Hearings Officer or Planning Commission. Such hearing before the Board shall otherwise be subject to the same procedures as an appeal to the Board under DCC Title 22.***

FINDING: The subject text amendment does not require a goal exception and does not concern lands designated for forest or agricultural use. For this reason, a de novo hearing before the Board is not required.

- D. *Notwithstanding DCC 22.28.030(C), when a plan amendment subject to a DCC 22.28.030(C) hearing before the Board of County Commissioners has been consolidated for hearing before the hearings Officer with a zone change or other permit application not requiring a hearing before the board under DCC 22.28.030(C), any party wishing to obtain review of the Hearings Officer's decision on any of those other applications shall file an appeal. The plan amendment shall be heard by the Board consolidated with the appeal of those other applications.***

FINDING: No other application is being consolidated with the subject text amendment. Staff finds this criterion does not apply.

Title 23, Comprehensive Plan

Chapter 1, Comprehensive Planning

Section 1.2, Community Involvement Policies

Goals and Policies

Goal 1: Maintain an active and open community involvement program that is accessible to all members of the community and engages the community during development and implementation of land use policies and codes.

...

Policy 1.2.3 Encourage community participation in planning through a variety of tools and techniques, including:

...

b. Provide staff reports for comprehensive plan and zoning text amendments to the public in a timely manner;

FINDING: The staff report for the subject zoning text amendment will be available at least 35 days prior to the initial hearing. Additionally, any subsequent staff reports will be available at least seven days prior to any public hearings. Therefore, staff finds the requirements of this policy are met.

Section 1.3, Land Use Planning Policies.

Goals and Policies

Goal 1: Maintain an open and public land use process in which decisions are based on the objective evaluation of facts.

...

Policy 1.3.3 Involve the public when amending County Code.

FINDING: As discussed above, there will be at least one public hearing for this review, and the County has mailed and published public notices in conjunction with this review. These efforts encourage public participation as part of the review of the applicant requested County Code amendment.

Chapter 4, Urban Grown Management

Section 4.5, Sunriver Policies.

Goals and Policies

No goals have been defined for the Sunriver Urban Unincorporated Community.

Policy 4.5.1 Land use regulations shall conform to the requirements of OAR 660 Division 22 or any successor:

FINDING: Compliance with the requirements of OAR 660 Division 22 is addressed below.

Policy 4.5.2 *County comprehensive plan policies and land use regulations shall ensure that new uses authorized within the Sunriver Urban Unincorporated Community do not adversely affect forest uses in the surrounding Forest Use Zones.*

FINDING: No new uses within the Sunriver Urban Unincorporated Community are requested as part of the proposed text amendment.

Resort District Policies

Policy 4.5.15 *Areas designated resort on the comprehensive plan map shall be designated resort, resort marina, resort golf course, resort equestrian or resort nature center district on the zoning map to reflect a development pattern which is consistent with resort uses and activities.*

FINDING: The subject properties include areas designated resort on the comprehensive plan map and designated resort equestrian on the zoning map. Staff finds the proposed text amendment to expand the uses allowed in the CL District to match the RE District will ensure the development pattern on the subject properties is consistent with the existing resort equestrian uses and activities. The proposed text amendment does not allow a new development pattern because the proposed text amendment is expressly limited to existing structures as of the effective date of the ordinance.

Community District Policies

Policy 4.5.19 *Areas designated community on the comprehensive plan map shall be designated community general, community recreation, community limited or community neighborhood district on the zoning map to reflect a development pattern which is consistent community uses and activities.*

FINDING: The subject tax lot 300 includes areas designated community on the comprehensive plan map and community limited district on the zoning map. The proposed text amendment to expand the uses allowed in the CL District to match the RE District will ensure the development pattern on the subject properties is consistent with the existing resort equestrian uses and activities. The proposed text amendment does not allow a new development pattern because the proposed text amendment is expressly limited to existing structures as of the effective date of the ordinance.

Policy 4.5.20 *Lands designated community shall be developed with uses which support all facets of community needs, be they those of year-round residents or part-time residents and tourists.*

FINDING: The subject tax lot 300 includes lands designated community. The proposed text amendment is requested to ensure the Sunriver Boarding Stable can continue to be used by the community, including year-round or part-time residents and tourists.

Policy 4.5.21 *Development shall take into consideration the unique physical features of the community and be sensitive to the residential development within which the community areas are interspersed.*

FINDING: The proposed text amendment allows for a limited expansion of uses allowed in existing structures to align with the current development in the Urban Unincorporated Community of Sunriver. No changes to the unique physical features of the community are proposed. Additionally, the County provided notice to all neighbors within 250 feet of the subject property, and the Applicant posted a proposed land use sign on the subject properties. No comments or concerns were raised related to the development associated with the proposed text amendment and the residential development in the Urban Unincorporated Community of Sunriver. Staff also notes the closest residential district is +/-3,000 feet from the existing structure on the subject tax lot 300. Therefore, staff finds development associated with the proposed text amendment will comply with this policy.

OREGON ADMINISTRATIVE RULES

Chapter 660, Division 12, Transportation Planning

OAR 660-012-0060, Plan and Land use Regulation Amendments.

- (1) *If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:***
- (a) *Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);***
 - (b) *Change standards implementing a functional classification system; or***
 - (c) *Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.***
 - (A) *Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;***
 - (B) *Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or***

(C) *Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

FINDING: Deschutes County's Senior Transportation Planner reviewed the proposed text amendment and did not identify any significant effects on existing or planned transportation facilities (ref. Agency Comments in the Basic Findings section). Additionally, no new structures are authorized as part of the proposed text amendment, as the proposed code changes only apply to existing structures, and, it would be reasonable to assume there will be limited to no additional transportation impacts. For these reasons, staff finds the proposed amendment will not significantly affect an existing or planned transportation facility and compliance with the Transportation Planning Rule has been effectively demonstrated.

Chapter 660, Division 15, Statewide Planning Goals and Guidelines

FINDING: The Statewide Planning Goals and the Applicant's findings are quoted below:

Goal 1: Citizen Involvement

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

RESPONSE: The amendments do not propose to change the structure of the County's citizen involvement program. Notice of the proposed amendments will be provided through notice of public hearings in the "Bend Bulletin" newspaper and other notice will be provided, as discussed above. The two public hearings on this application will provide the opportunity for any resident to participate in the land use process. Goal 1 is met.

Goal 2: Land Use Planning

Part I – Planning. To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

RESPONSE: Goals, policies, and processes related to this application are included in the Quasi-Judicial and Legislative Modified Procedure, Deschutes County Comprehensive Plan, Title 23, and Deschutes County Code, Title 18 and Title 22. Compliance with these processes, policies, and regulations are documented within the subject application. Goal 2 is met.

Goal 3: Agricultural Lands

To preserve and maintain agricultural lands.

RESPONSE: No lands will be rezoned as part of this application, furthering the purpose of Goal 3. Neither RE or CL are exclusive farm use zones nor does either zone allow agricultural uses. DCC 18.108.090 (RE zone does not allow agricultural uses); DCC 18.108.140 (CL zone does not allow agricultural uses).

Goal 3 is not applicable.

Goal 4: Forest Lands

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

RESPONSE: No lands will be rezoned as part of this application, furthering the purpose of Goal 4. Neither RE or CL are forest zones nor does either zone allow forest practice uses. DCC 18.108.090 (RE zone does not allow forest practice uses); DCC 18.108.140 (CL zone does not allow forest practice uses).

Goal 4 is not applicable.

Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

To protect natural resources and conserve scenic and historic areas and open spaces.

RESPONSE: The amendments do not propose to change open spaces, scenic or historic areas, or natural resources. Both zones involved in this proposed amendment are located in the Sunriver Urban Unincorporated Community only. Moreover, the proposed amendment only applies to existing structures as of the date of the ordinance, and therefore does not impact any existing open spaces or undisturbed natural resources.

Goal 5 is met.

Goal 6: Air, Water and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.

RESPONSE: The proposed text amendment will not impact the quality of the air, water, or land resources.

Goal 6 is inapplicable or is met.

Goal 7: Areas Subject to Natural Disasters and Hazards

To protect people and property from natural hazards.

RESPONSE: The proposed amendment will not affect the County's regulation of areas subject to natural disasters or hazards.

Goal 7 is not applicable.

Goal 8: Recreational Needs

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

RESPONSE: To the extent that Goal 8 is applicable to the subject application, the amendment will allow the recreational equestrian zone to apply to the limited circumstance of existing buildings that cross from the equestrian zone into the CL zone. This will allow Deschutes County citizens and visitors to continue to access equestrian recreational opportunities in those existing buildings.

Goal 8 is met.

Goal 9: Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

RESPONSE: The proposed text amendment complies with Goal 9 because it will permit the existing resort equestrian area's economic activities to continue in existing buildings that were built into the CL zone.

Goal 9 is met.

Goal 10: Housing

To provide for the housing needs of citizens of the state.

RESPONSE: The subject application does not propose to change any regulations related to housing, as housing is not allowed in either the CL or RE zones.

Goal 10 is not applicable.

Goal 11: Public Facilities and Services

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

RESPONSE: The proposed text amendment will have no effect on the provision of public facilities and services.

Goal 11 is not applicable.

Goal 12: Transportation

To provide and encourage a safe, convenient and economic transportation system.

RESPONSE: The proposed amendment will not impact transportation facilities within the County.

Goal 12 is not applicable.

Goal 13: Energy Conservation

To conserve energy.

RESPONSE: As the proposed amendment only applies to existing structures, it will not have any impact on the conservation of energy.

Goal 13 is not applicable.

Goal 14: Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

RESPONSE: Goal 14 concerns the provision of urban and rural land uses to ensure efficient use of land and livable communities. The proposed amendment does not amend an urban growth boundary and the uses that would be allowed in the portion of a structure in a CL district are already allowed in the RE district. The uses in the RE district are related to the equestrian zoning, and are not “urban” uses under Goal 14.

Goal 14 is met.

Goals 15-19

RESPONSE: Goals 15 through 19 are not applicable as they all related to waterbodies outside the County (Goal 15 Willamette River Greenway; Goal 16 Estuarine Resources; Goal 17 Coastal Shorelands; Goal 18 Beaches and Dunes; and Goal 19 Ocean Resources).

Staff generally accepts the Applicant’s responses and finds compliance with the applicable Statewide Planning Goals has been effectively demonstrated.

Chapter 660, Division 22, Unincorporated Communities

OAR 660-022-0030, Planning and Zoning of Unincorporated Communities.

- (6) *County plans and land use regulations shall ensure that new or expanded uses authorized within unincorporated communities do not adversely affect agricultural or forestry uses.***

FINDING: The proposed text amendment does not create new uses in the Urban Unincorporated Community of Sunriver. However, it does allow for an expansion of uses authorized in the RE District for existing structures located in both the RE and CL Districts. Based on the submitted application

materials and staff's review of County records, there is only one existing structure that meets these criteria – a horse boarding stable constructed in 2007 (see *Figure 2*).

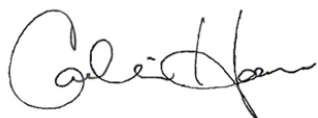
The Deschutes National Forest abuts the subject properties, and staff find this tract is likely engaged in forestry uses. The Planning Division mailed notice of the proposed text amendment to Deschutes National Forest, and no comments/concerns were raised. The existing structure on the subject tax lot 300 is setback more than 300 feet from the closest boundary of the Deschutes National Forest. Staff finds this separation ensures there are no adverse effects on forestry uses. Besides the agricultural uses occurring on the subject property, there do not appear to be any nearby agricultural uses. Nevertheless, staff finds two out of the three expanded uses (i.e. an equestrian facility or building used for retail sales, rental, and repair services commonly associated with equestrian facilities) are agricultural uses. Therefore, staff finds these two expanded uses are compatible. Moreover, the proposed text amendment is specific to the allowed uses of existing structures, which significantly reduces any potential impacts on surrounding agricultural or forestry uses. Considering all these factors, staff finds the expanded uses authorized requested as part of this text amendment will not adversely affect agricultural or forestry uses.

- (8) *Zoning applied to lands within unincorporated communities shall ensure that the cumulative development:***
 - (A) *Will not result in public health hazards or adverse environmental impacts that violate state or federal water quality regulations; and***
 - (B) *Will not exceed the carrying capacity of the soil or of existing water supply resources and sewer services.***

FINDING: The proposed text amendment only applies to existing structures. As noted in this staff report, there is only one existing structure that qualifies for the expanded uses allowed under proposed text amendment. This existing structure has been permitted by Deschutes County and is connected to the community water and sewer system in Sunriver. Therefore, staff finds the proposed text amendment ensures the cumulative development will not result in public health hazards or adverse environmental impacts that violate state or federal water quality regulations, and it will not exceed the carrying capacity of the soil or of existing water supply resources and sewer services.

IV. CONCLUSION & RECOMMENDATION:

Based on the findings above, staff believes the proposed text amendment complies with the applicable criteria of DCC Title 18, DCC Title 22, DCC Tile 23, and the applicable sections of OAR. Staff requests the Hearings Officer determine if the Applicant has met the burden of proof necessary to justify the proposed text amendment.

DESCHUTES COUNTY PLANNING DIVISION

Written by: Caroline House, Senior Planner



Reviewed by: Anthony Ragune, Principal Planner

Exhibit A to Ordinance 2025-020

CHAPTER 18.108 URBAN UNINCORPORATED COMMUNITY ZONE; SUNRIVER**18.108.140 Community Limited; CL District**

- A. Uses Permitted Outright. The following uses are permitted outright, subject to the applicable provisions of DCC 18.116 and DCC 18.124:
1. Picnic and barbecue areas, including picnic tables and benches.
 2. Recreational path.
 3. For any structure existing as of April 7, 2026 that is located partially in the CL District and partially in the RE District, any use permitted in the RE District is also permitted in the portion of the structure in the CL District.

HISTORY

Repealed & Reenacted by Ord. 97-078 §2 on 12/31/1997

Amended by Ord. 2025-002 §26 on 3/28/2025

Amended by Ord. 2025-020 §1 on x/xx/xxxx

Exhibit B to Ordinance 2025-020

HEARINGS OFFICER RECOMMENDATION SUNRIVER COMMUNITY LIMITED DISTRICT TEXT AMENDMENT

FILE NUMBER: 247-25-000035-TA

**SUBJECT PROPERTIES/
OWNER:**

Mailing Name: SUNRIVER RESORT LIMITED PARTNERSHIP
Map and Taxlots: 1911310000300 /2011060000500
Accounts: 136299 / 259336
Situs Address: 17400 DESCHUTES RD, SUNRIVER, OR 97707

APPLICANT: Radler White Parks & Alexander, LLP ("Applicant")

REQUEST: The Applicant requests approval of a text amendment of the Deschutes County Code (DCC) Section 18.108.140, Sunriver Community Limited (CL) District, to add the following new use as a use permitted outright:

"3. For any structure existing as of [EFFECTIVE DATE OF ORDINANCE] that is located partially in the CL District and partially in the [Resort Equestrian] RE District, any use permitted in the RE District is also permitted in the portion of the structure in the CL District."

The applicability of the proposed amendment is limited to the subject properties listed at the top of this recommendation.

HEARINGS OFFICER: Gregory J. Frank

STAFF CONTACT: Caroline House, Senior Planner
Phone: 541-388-6667
Email: Caroline.House@deschutes.org

RECORD: Record items can be viewed and downloaded from:
<https://www.deschutes.org/cd/page/247-25-000035-ta-sunriver-community-limited-district-text-amendment>

I. GENERAL FINDINGS:

Applicant filed an application (Applicant's Proposal") for a text amendment as summarized above (Request Section). A Notice of Public Hearing was published consistent with the Deschutes County Code ("DCC") setting a hearing date for 1:00 p.m. on October 23, 2025 (the "Hearing"). The Hearing was held virtually and in-person (in the Deschutes Services Building – First Floor – Barnes & Sawyer Rooms, 1300 NW Wall Street, Bend, OR 97703). Present at the Hearing were Deschutes County staff, Gregory J Frank ("Hearings Officer") and representatives of the Applicant. No person testified at the Hearing, either virtually or in person, in opposition or neutral to the Applicant's Proposal.

Deschutes County Staff Planner Caroline House ("House") provided a presentation/overview of Applicant's Proposal and Staff's analysis of Applicant's Proposal. Attorney Steven Hultberg ("Hultberg") appeared at the Hearing and provided a brief summary of Applicant's Proposal. Hultberg requested the Hearings Officer adopt the analysis and conclusions set forth in the Staff Report, Sunriver Community Limited District Text Amendment (Staff Report").

The Staff Report, in the Conclusion and Recommendation section, stated the following:

"Based on the findings above, staff believes the proposed text amendment complies with the applicable criteria of DCC Title 18, DCC Title 22, DCC Title 23 and the applicable sections of OAR. Staff requests the Hearings Officer determine if the Applicant has met the burden of proof necessary to justify the proposed text amendment."

The Hearings Officer reviewed the Staff Report and other documents contained in the public record. The Hearings Officer finds the Staff Report correctly identified relevant approval criteria. The Hearings Officer finds Staff's analysis of the relevant approval criteria and evidence in the record is factually and legally supportable. The Hearings Officer concurs with the first sentence of the Staff's above quoted conclusion and therefore finds that Applicant's Proposal has met the legally mandated burden of proof to merit approval.

The Hearings Officer incorporates the Staff Report (attached to this Hearings Officer Recommendation) as additional findings and conclusions.

II. RECOMMENDATION:

The Hearings Officer recommends approval of Applicant's Proposal.



Gregory J. Frank
Deschutes County Hearings Officer

Attached: Staff Report for 247-25-000035-TA



COMMUNITY DEVELOPMENT

STAFF REPORT
SUNRIVER COMMUNITY LIMITED DISTRICT TEXT AMENDMENT

FILE NUMBER: 247-25-000035-TA

**SUBJECT PROPERTIES/
OWNER:** Mailing Name: SUNRIVER RESORT LIMITED PARTNERSHIP
Map and Taxlot: 1911310000300 /2011060000500
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“3. For any structure existing as of [EFFECTIVE DATE OF ORDINANCE] that is located partially in the CL District and partially in the [Resort Equestrian] RE District, any use permitted in the RE District is also permitted in the portion of the structure in the CL District.”

The applicability of the proposed amendment is limited to the subject properties listed at the top of this staff report.

STAFF CONTACT: Caroline House, Senior Planner
Phone: 541-388-6667
Email: Caroline.House@deschutes.org

RECORD: Record items can be viewed and downloaded from:
<https://www.deschutes.org/cd/page/247-25-000035-ta-sunriver-community-limited-district-text-amendment>

I. **APPLICABLE CRITERIA:**

Deschutes County Code (DCC)

Title 18, Deschutes County Zoning Ordinance:

Chapter 18.108, Urban Unincorporated Community Zone - Sunriver

Chapter 18.136, Amendments

Title 22, Deschutes County Development Procedures Ordinance

Title 23, Comprehensive Plan

Chapter 1, Comprehensive Planning

Chapter 4, Urban Growth Management

Oregon Administrative Rules (OARs)

OAR 660-012, Transportation Planning

OAR 660-015, Statewide Planning Goals and Guidelines

OAR 660-022, Unincorporated Communities

II. **BASIC FINDINGS:**

SITE DESCRIPTION: The Applicant's proposed text amendment will only affect properties with existing structures that are partially located in both the CL and RE Districts within the Urban Unincorporated Community of Sunriver. In total, there are only two properties in Deschutes County with the RE District zoning designation and both properties also contain CL zoned land or abut the CL District. These properties are identified on Deschutes County Assessor's Maps 19-11-31, as tax lot 300 and 20-11-06, as tax lot 500 (see *Figure 1* below). Sunriver Resort Limited Partnership (L.P.) owns both tax lots and below staff provides a more detailed site description for each tax lot.

Tax Lot 300

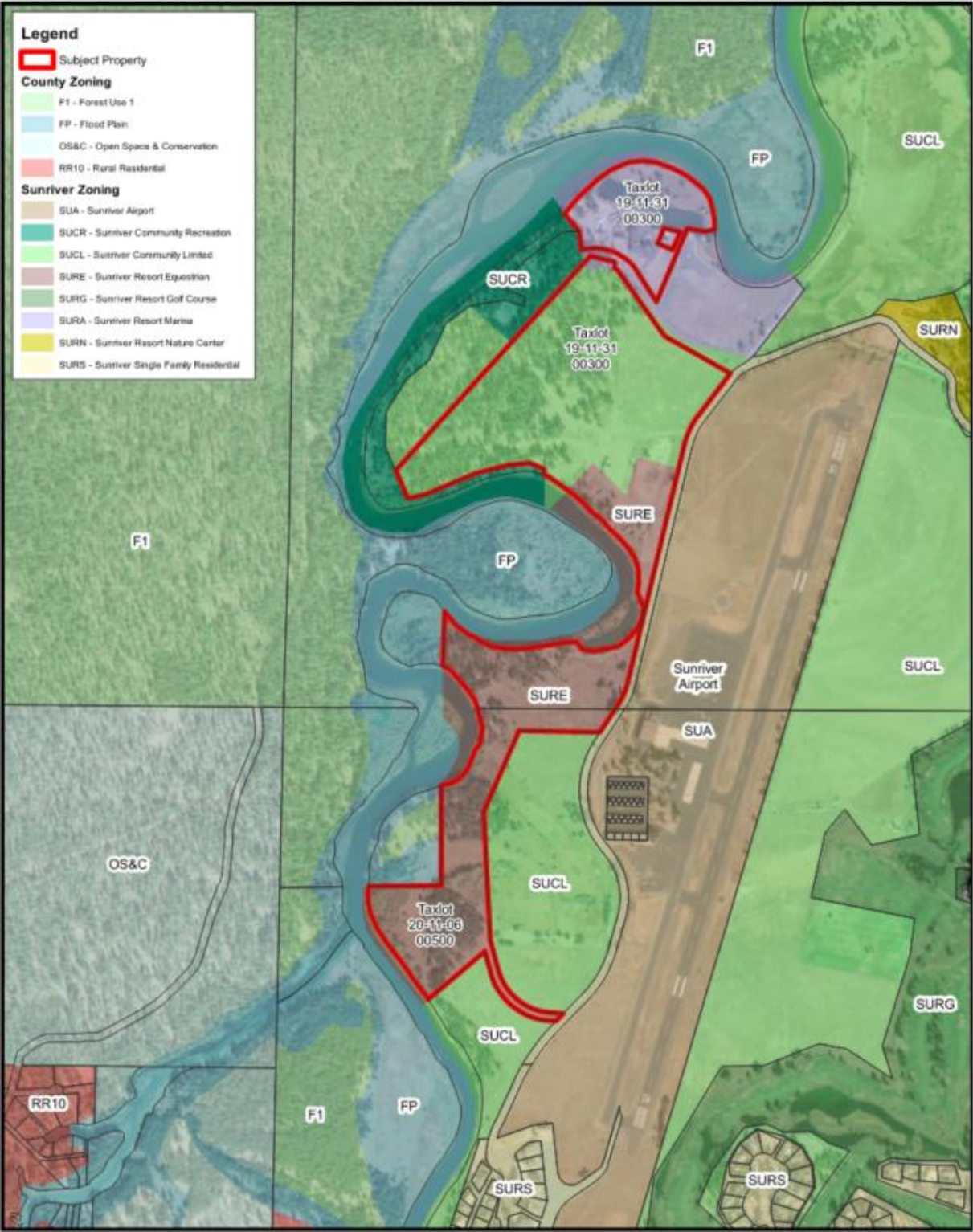
This +/-104-59-acre irregularly shaped property is split zoned RE District, CL District, and Resort Marina (RA) District in the Urban Unincorporated Community of Sunriver. In addition, the Airport Safety (AS) and Landscape Management (LM) Combining Zones and Sunriver Flood Plain District (SUFP) apply to this tax lot. The southeast lot line abuts River Road, a private local road, and Deschutes Road, also a private local road, bisects the northern third of the tax lot. Paved recreational paths are established along the east lot line and southern areas of the tax lot. The north lot line and portions of the west lot line abut the Deschutes River. The Sunriver Resort Marina is established on the northern third and the Sunriver Stables are established on the south-central area of the property. Most of the Sunriver Stables structures are located entirely in RE District. However, there is one existing equestrian stable structure located partially in the CL District and partially in the RE District (see *Figure 2* below). According to the FEMA Flood Insurance Rate Map (FIRM) for Deschutes County and the Local Wetlands Inventory, respectively, this property is partially located in the 100-year flood plain and contains significant areas of jurisdictional wetlands.

Tax Lot 500

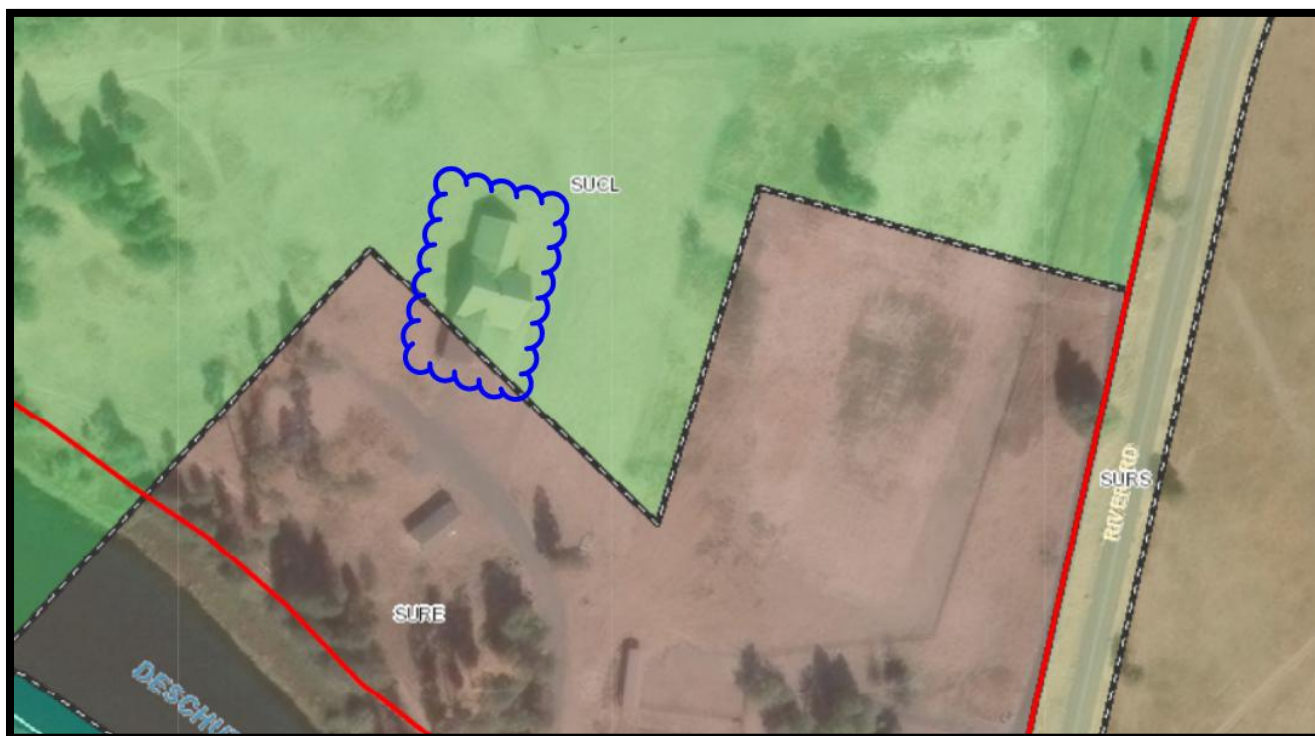
This +/- 26.40-acre irregularly shaped property is entirely zoned RE District. The AS and LM Combining Zones and the SUFP also apply. The east lot lines abut River Road and the west lot lines abut the

Deschutes River. Paved recreational paths are established along the west lot lines abutting the Deschutes River. The remaining areas of the property appear to be undeveloped and there do not appear to be any structures on this tax lot. According to the FEMA FIRM and the Local Wetlands Inventory, respectively, this property is partially located in the 100-year flood plain and contains significant areas of jurisdictional wetlands.

Figure 1 – Subject Properties & Base Zone Designations



*Figure 2 – Existing Structure on Tax Lot 300 Partially in the CL and RE Districts
(Reference Blue Bubbled Structure)*



PROPOSAL: The Applicant's Burden of Proof includes the following background on why this text amendment has been requested:

The applicant represents Sunriver Resort Limited Partnership, the owner of the Sunriver Stables, located at 57215 River Rd, Sunriver, OR 97707. The minor text amendment proposed in this application is intended to address an existing boarding stable building (the "Boarding Stable") that appears to straddle the line between the SU-CL (Sunriver – Community Limited) and SU-RE (Sunriver – Resort Equestrian) zones.

The proposed text amendment is narrowly tailored to address the split zoning issue of the Boarding Stable that staff recently brought to our attention. The Boarding Stable itself was approved in 2007 in County Land Use Case File No. SP-07-43 (the "2007 Approval"). However, the 2007 Approval is ambiguous about the approved location of the new building and, as far as we and staff can tell, the Boarding Stable today straddles the zoning boundary line. The erroneous location was not identified by the County in its inspections at the time of construction nor by the owner in the 18 years since the 2007 approval of the Boarding Stable. Although we have not been able to identify the precise cause of this issue, the applicant hopes that this text amendment can bring resolution to the issue staff have brought to our attention.

The Applicant's Burden of Proof includes the following information on the proposed language of the text amendment:

The applicant proposes the following amendment to the text of Deschutes County Code (“**DCC**”) Title 18, Chapter 18.108, Sunriver – Community Limited zone (“**CL**”). The proposed change would permit existing structures that straddle the zoning boundary between the CL zone and an abutting Sunriver – Resort Equestrian zoned area (“**RE**”) to conduct the use permitted in the RE zone in the portion of the structure in the CL zone.

To the applicant’s knowledge, the only existing structure that straddles those two zoning boundaries in the county is the Boarding Stable approved in the 2007 Approval.

The amendments would not remove text from the code, and would add the following text, indicated in blue underline:

18.108.140 Community Limited; CL District

- A. Uses Permitted Outright. The following uses are permitted outright:
1. Picnic and barbecue areas, including picnic tables and benches.
 2. Recreational path
 3. For any structure existing as of [EFFECTIVE DATE OF ORDINANCE] that is located partially in the CL District and partially in the RE District, any use permitted in the RE District is also permitted in the portion of the structure in the CL District.

As the relevant text only applies to an existing structure “partially in the CL District and partially in the RE District”, the proposed amendment is limited in applicability to locations where the CL and RE districts are abutting. To the applicant’s knowledge, and consistent with the zone’s special purpose for the Sunriver community, the RE district is only applied to lands in the area to the west of the Sunriver Airport, where it abuts the CL district to the north and south, as shown on the following page.

Staff finds the proposed text amendment will expand the uses permitted outright, for the portion of the existing structure in the CL District, to also include:

- An equestrian facility;
- A park;
- A playground; and
- A building or buildings each not exceeding 8,000 square feet of floor area which include any combination of:
 - Retail sales, rental, and repair services commonly associated with equestrian facilities.

Lastly, staff notes all uses permitted outright under DCC 18.108.140(A) are subject to the applicable provisions of DCC 18.116 and DCC 18.124. Based on the Applicant’s response above, the Applicant is not proposing to “remove text from the code” and these provisions would continue to apply.

PUBLIC AGENCY COMMENTS: The Planning Division mailed notice on February 5, 2025, to several public agencies and received the following comments:

Deschutes County Building Division, Randy Scheid

NOTICE: The Deschutes County Building Safety Divisions code mandates that Access, Egress, Setbacks, Fire & Life Safety, Fire Fighting Water Supplies, etc. must be specifically addressed during the appropriate plan review process with regard to any proposed structures and occupancies.

Accordingly, all Building Code required items will be addressed, when a specific structure, occupancy, and type of construction is proposed and submitted for plan review.

Deschutes County Transportation Planner, Tarik Rawlings (August 6, 2025, Revised Comments)

I have reviewed the transmittal materials for 247-25-000035-TA for a text amendment request to DCC 18.108.140 (Sunriver Community Limited (CL) District) to add the following as a use permitted outright:

"3. For any structure existing as of [EFFECTIVE DATE OF ORDINANCE] that is located partially in the CL District and partially in the RE District, any use permitted in the RE District is also permitted in the portion of the structure in the CL District."

The proposed text amendment is limited to the following properties, totaling 130.99 acres within the Sunriver Resort Equestrian District (SURE), Sunriver Flood Plain District (SUF), Sunriver Community Limited District (CL), Sunriver Resort Marina District (SURA), Flood Plain (FP) Zone, and the Airport Safety (AS) and Landscape Management (LM) Combining Zones:

Mailing Name: SUNRIVER RESORT LIMITED PARTNERSHIP

Map and Taxlot: 1911310000300 /2011060000500

Account: 136299 / 259336

Situs Address: 17400 DESCHUTES RD, SUNRIVER, OR 97707

I have reviewed the application materials for potential Transportation Planning Rule (TPR) effects. While the proposal would effectively allow some form of structural development where there is currently no allowance, the location of the subject zoning districts (SURE, SUCL) within the larger Sunriver Urban Unincorporated Community (UUC) demonstrates compliance with the allowable uses for UUCs as defined in OAR 660-022-0010 and further described in OAR 660-022-0040. Overall, the proposed amendments appear to comply with TPR provisions. Staff has also reviewed the proposed amendments against the Sunriver UUC goals and policies outlined in the draft Deschutes County 2040 Comprehensive Plan (Chapter 11), and the current 2010-2030 Deschutes County Comprehensive Plan and finds that the proposal appears to comply with the various initiatives outlined therein and produces no foreseeable adverse effects.

Any subsequent development on the subject properties may require transportation analysis pursuant to DCC 18.116.310, produced by an Oregon-certified Transportation engineer, if

and when such development is proposed. As the property's adjacent roadways are private roadways, staff finds the access permit requirements of DCC 12.28.050 do not apply.

Board Resolution 2024-038 sets a transportation system development charge (SDC) rate of \$5,856 per p.m. peak hour trip. As the proposal is a legislative amendment and no development is included, no SDCs apply to the subject proposal.

Oregon Department of Aviation, Brandon Pike

Thank you for providing the opportunity for the Oregon Department of Aviation (ODAV) to comment on file number(s): 247-25-000035-TA

ODAV has reviewed the proposal and prepared the following comment(s):

1. In accordance with FAR Part 77.9 and OAR 738-070-0060, future development at this site may be required to undergo aeronautical evaluations by the FAA and ODAV. The applicant can use the FAA's [Notice Criteria Tool](#) to determine which proposed structures (including any cranes or other tall construction equipment) warrant a notice of construction. If so, they are required to provide separate notices of construction to both the FAA and ODAV. The applicant should receive the resulting aeronautical determination letters from the FAA and ODAV prior to approval of any building permits.
2. The height of any new structures, trees, and other planted vegetation shall not penetrate FAR Part 77 Imaginary Surfaces, as determined by the FAA and ODAV.
3. The subject property appears to be located partially under the transitional surface of Sunriver Airport. Pursuant to the State of Oregon's Airport Land Use Compatibility Guidebook, some forms of development are not considered compatible land uses when located near a public-use airport. Per Table 3-4: Compatible Land Uses per FAR Part 77 Surfaces and FAA Safety Areas, the following land uses are identified as incompatible developments when located under the transitional surface of public-use airports: residential uses, places of public assembly, most recreational uses, and resource production and extraction uses.

ODAV does not recommend approval of development which is found to be in conflict with the Airport Land Use Compatibility Guidebook. The applicant is advised to contact Brandon Pike, Aviation Planner with ODAV (see contact information below) to discuss potential aviation-related concerns or limitations with the property.

Please reach out if you have questions or concerns. I'm available if the applicant has any questions or wants our input at this stage.

The Applicant contacted ODAV and, in response to that communication, ODAV provided the following additional comments on February 25, 2025:

Thank you for providing this clarifying information. It's helpful to know the background and purpose of the application.

These comments are partially intended to alert the property owner and/or applicant about the potential considerations that may need to be taken into account when owning and developing property near a public-use airport. So, while there is no new development proposed with this application, we include this information (specifically calling out future development) to ensure it enters the record and alerts the owner and future developers of these potential implications.

ODAV does not oppose the text amendment as proposed, so long as the considerations we've identified are recognized for future development.

The following agencies did not respond to the notice: Deschutes County Assessor, Deschutes County Code Enforcement, Deschutes County Onsite Wastewater Division, Deschutes National Forest, Oregon Department of Fish & Wildlife, Oregon Parks & Recreation, Sunriver Airport Manager, Sunriver Fire Department, Sunriver Owners' Association, Sunriver Utilities, and US Fish & Wildlife.

PUBLIC COMMENTS: The Planning Division mailed notice of the application to all property owners within 250 feet of the subject properties on February 5, 2025. The Applicant also complied with the posted notice requirements of Section 22.24.030(B) of Title 22. The Applicant submitted a Land Use Action Sign Affidavit indicating the Applicant posted notice of the land use action on February 10, 2025. No public comments were received.

NOTICE REQUIREMENT: On September 3, 2025, the Planning Division mailed a Notice of Public Hearing to all property owners within 250 feet of the subject property and public agencies. A Notice of Public Hearing was published in the Bend Bulletin on Sunday, September 7, 2025. Notice of the first evidentiary hearing was submitted to the Department of Land Conservation and Development on September 9, 2025.

REVIEW PERIOD: According to DCC 22.20.040(D), the review of the proposed quasi-judicial text amendment application is not subject to the 150-day review clock.

III. FINDINGS & CONCLUSIONS:

Deschutes County Code

Title 18, Deschutes Zoning Ordinance

Chapter 18.136, Amendments

Section 18.136.010, Amendments

DCC Title 18 may be amended as set forth in DCC 18.136. The procedures for text or legislative map changes shall be as set forth in DCC 22.12. A request by a property owner for a quasi-judicial map amendment shall be accomplished by filing an application on forms provided by the Planning Department and shall be subject to applicable procedures of DCC Title 22.

FINDING: The Applicant, as a representative of the property owner, has requested a quasi-judicial text amendment and filed the corresponding application. The Applicant has filed the required land use application forms for the proposal. The application will be reviewed utilizing the applicable procedures contained in DCC Title 22. Considering the nature of the proposed text amendment, staff believes the County's review requires a two-step process following both quasi-judicial and legislative procedures contained in DCC Title 22.

During a Hearings Officer's review of a recent applicant-initiated Text Amendment to the Airport Development (AD) zoning code¹, the Hearings Officer addressed this threshold question as follows:

By its express terms, [DCC 18.136.010] states that the process for a text amendment is as set forth in DCC 22.12. But DCC 22.12 broadly governs "legislative" procedures. DCC 22.04.020 defines legislative changes as follows:

Legislative changes generally involve broad public policy decisions that apply to other than an individual property owner. These include, without limitation, amendments to the text of the comprehensive plans, zoning ordinances, or the subdivision or partition ordinance and changes in zoning maps not directed at a small number of property owners.

As Staff points out in the Staff Report (attached to this decision as Exhibit B), the Text Amendments do not fit squarely within this definition. Further, the Code does not expressly define "text amendment" in the context of legislative changes or in the context of a quasi-judicial land use application, even though DCC 22.12.030 allows an individual to seek legislative changes through an application process. The Staff Report suggests that the Text Amendments should be processed in the same manner as a quasi-judicial plan amendment, which is governed by DCC 22.28.030.

¹ Reference Deschutes County File No. 247-23-000470-TA.

In support of its conclusion, Staff provides a detailed analysis under *Strawberry Hill 4 Wheelers v. Benton Co. Bd. of Comm.*, 287 Or 591, 601 P2d 769 (1979) ("*Strawberry Hill 4 Wheelers*"). In that case, the Oregon Supreme Court set out a multi-factor test to determine what process applies to a land use application:

Generally, to characterize a process as adjudication presupposes that the process is bound to result in a decision and that the decision is bound to apply preexisting criteria to concrete facts. The latter test alone [applying preexisting criteria to concrete facts] proves too much; there are many laws that authorize the pursuit of one or more objectives stated in general terms without turning the choice of action into an adjudication. Thus a further consideration has been whether the action, even when the governing criteria leave much room for policy discretion, is directed at a closely circumscribed factual situation or a relatively small number of persons. The coincidence both of this factor and of preexisting criteria of judgment has led the court to conclude that some land use laws and similar laws imply quasi[-]judicial procedures for certain local government decisions. *Strawberry Hill 4 Wheelers* at 602-03.

As Staff correctly notes, the *Strawberry Hill 4 Wheelers* decision sets out three factors which must be considered:

1. Is the inquiry bound to result in a decision?
2. Are there preexisting criteria that are applied to concrete facts?
3. Is the inquiry directed at a closely circumscribed factual situation or a relatively small number of persons?

Although it is a close call, the Hearings Officer agrees with Staff that the three factors listed above, in this case, warrant following a quasi-judicial process for the City's Application, at least initially.

...

At the same time, the Text Amendments carry the qualities of a legislative act. The language in DCC 22.04.020 provides that legislative changes "generally involve broad public policy decisions that apply to other than an individual property owner" (emphasis added), and that definition does not state that decisions applicable to only one individual property owner cannot be legislative. Indeed, that Code provision goes on to list examples of legislative decisions, including amendments to the text of zoning ordinances.

An important component of DCC 22.12 is DCC 22.12.050, addressing final decisions. That Code provision states that "[a]ll legislative changes shall be adopted by ordinance." That language does not distinguish between purely legislative changes and those legislative changes that may be processed using a quasi-judicial process. This makes sense because the DCC is adopted by ordinance, and any changes to the text of the Code would be an amendment to that adopted ordinance. It also makes sense because ORS 215.503(2) requires that "[a]ll legislative acts relating to comprehensive plans, land use planning or zoning adopted by the governing body of a county shall be by ordinance" (emphasis added).

Based on the foregoing, I find that, in this case, the adoption of text amendments proposed by an applicant is a two-step process. In the first step of the process, the Applicant has a right under the Code to submit and to have considered an application to amend the Code's text. This phase of the process is quasi-judicial in nature and it is appropriate to have a hearing and to build a record following the principles of a quasi-judicial process. As part of that process, the Hearings Officer is addressing the application only of the County's existing laws. The second step of the process is for the Deschutes County Board of Commissioners ("County Board") to adopt an ordinance to incorporate any text amendments to the Code. Amendments to the text of a zoning ordinance are a change in the County's law, and only the County Board can make such a change. In other words, the Hearings Officer is without authority to amend the County's Code. The Hearings Officer, however, can make a recommendation to the County Board based on what develops in the quasi-judicial phase of the process. The County Board is free to accept or to reject the Hearings Officer's recommendation.

As noted above, the *Strawberry Hill 4 Wheelers* test requires a case-specific analysis of all three factors in combination. For the purposes of this review, staff addresses each component of the *Strawberry Hill 4 Wheelers* test below:

1. Results in a Decision

The Applicant has submitted an application for a text amendment. The request will result in either an approval or a denial, and a decision will be issued by the Board of County Commissioners ("Board") pursuant to DCC Title 22. As opposed to a policy change initiated by staff or decision-makers, which has a wide discretionary choice between action and inaction, the subject request was submitted as a land use application by the property owner and the County must take final action on it. Staff finds the subject amendment clearly meets this component of the *Strawberry Hill 4 Wheelers* test.

2. Preexisting Criteria Applied to Concrete Facts

The subject application is being reviewed based on the preexisting criteria listed in Section I and the Applicant's submittal includes a clear and concise statement of facts necessitating the subject application. Therefore, staff finds preexisting criteria are being applied to concrete facts and the application meets this component of the *Strawberry Hill 4 Wheelers* test.

3. Directed at a Small Number of Persons

The Applicant's proposed text amendment will only affect properties with existing structures that are partially located in both the CL District and RE District within the Urban Unincorporated Community of Sunriver. As detailed in the Basic findings section, there is only one property with these zoning conditions (ref. Deschutes County Assessor's Map 19-11-31, tax lot 300) and the Applicant owns this property. Therefore, staff finds the proposed text amendment is directed at a small number of persons and meets this component of the *Strawberry Hill 4 Wheelers* test.

When the factors above are considered in combination, staff finds the *Strawberry Hill 4 Wheelers* test is met and the subject text amendment can initially be reviewed as part of quasi-judicial process. As noted in *Hood River Valley v. Board of Cty. Commissioners*, the differentiation between a legislative and quasi-judicial process is important in order to ensure all affected parties are given a fair process. In this case, a quasi-judicial process will provide for a public hearing before a Hearings Officer and, subsequently, requires final action by the Board as part of a legislative process.

Title 22, Deschutes County Development Procedures Ordinance

Chapter 22.12, Legislative Procedures

Section 22.12.010, Hearing Required.

No legislative change shall be adopted without review by the Planning Commission and a public hearing before the Board of County Commissioners. Public hearings before the Planning Commission shall be set at the discretion of the Planning Director, unless otherwise required by state law.

FINDING: As described above, staff finds the subject application is being reviewed as part of a quasi-judicial and legislative process. The Hearings Officer is being asked to make a recommendation to the Board. The Board will ultimately approve or deny the application and, if approved, adopt an ordinance as part of a legislative process. The Planning Director has exercised their discretion not to set a hearing before the Planning Commission.

Section 22.12.020, Notice.

A. Published Notice

- 1. Notice of a legislative change shall be published in a newspaper of general circulation in the county at least 10 days prior to each public hearing.***
- 2. The notice shall state the time and place of the hearing and contain a statement describing the general subject matter of the ordinance under consideration.***

FINDING: This criterion will be met as notice will be published in The Bulletin newspaper at least 10 days prior to each public hearing.

- B. Posted Notice. Notice shall be posted at the discretion of the Planning Director and where necessary to comply with ORS 203.045.***
- C. Individual Notice. Individual notice to property owners, as defined in DCC 22.08.010(A), shall be provided at the discretion of the Planning Director, except as required by ORS 215.503.***

FINDING: As noted in the Basic Findings section, the Applicant complied with the posted notice

requirement and individual notice was mailed to property owners within 250 feet of the subject properties.

D. Media notice. Copies of the notice of hearing shall be transmitted to other newspapers published in Deschutes County.

FINDING: Copies of the notice of hearing will be provided to the County public information official for wider media distribution. This criterion has been met.

Section 22.12.030, Initiation Of Legislative Changes.

A legislative change may be initiated by application of individuals upon payment of required fees as well as by the Board of Commissioners or the Planning Commission.

FINDING: The Applicant has submitted the required fees and requested a text amendment. Staff finds the Applicant is granted permission under this criterion to initiate a legislative change and has submitted the necessary fee and materials.

Section 22.12.040, Hearings Body.

A. The following shall serve as hearings or review body for legislative changes in this order:

- 1. The Planning Commission.***
- 2. The Board of County Commissioners.***

FINDING: As described above, the subject application is initially being processed as part of a quasi-judicial process. For this reason, this application has been referred to a Hearings Officer rather than the Planning Commission for a recommendation. The adoption of the proposed text amendment will follow a legislative process because it must be approved by the Board. For the purpose of this criterion, staff notes the application has properties of both a quasi-judicial and legislative amendment.

B. Any legislative change initiated by the Board of County Commissioners shall be reviewed by the Planning Commission prior to action being taken by the Board of Commissioners.

FINDING: The subject application was not initiated by the Board. Staff finds this criterion does not apply.

Section 22.12.05, Final Decision.

All legislative changes shall be adopted by ordinance.

FINDING: Following issuance of the Hearings Officer's recommendation, the Board will ultimately decide on whether to approve or deny the proposed text amendment. If the Board approves the

proposed text amendment, it will be implemented by the Board adopting an ordinance.

Chapter 22.28, Land Use Action Decisions

Section 22.28.030, Decision On Plan Amendments And Zone Changes.

- A. *Except as set forth herein, the Hearings Officer or the Planning Commission when acting as the Hearings Body shall have authority to make decisions on all quasi-judicial zone changes and plan amendments. Prior to becoming effective, all quasi-judicial plan amendments and zone changes shall be adopted by the Board of County Commissioners.***
- B. *In considering all quasi-judicial zone changes and those quasi-judicial plan amendments on which the Hearings Officer has authority to make a decision, the Board of County Commissioners shall, in the absence of an appeal or review initiated by the Board, adopt the Hearings Officer's decision. No argument or further testimony will be taken by the Board.***

FINDING: As detailed above, staff finds the proposal should be viewed as a quasi-judicial plan amendment. For this reason, staff finds these criteria apply. This application is being referred to a Hearings Officer for a recommendation. If an appeal is not filed and the Board does not initiate review, the Board shall adopt the Hearings Officer's recommendation as the decision of the county.

- C. *Plan amendments and zone changes requiring an exception to the goals or concerning lands designated for forest or agricultural use shall be heard de novo before the Board of County Commissioners without the necessity of filing an appeal, regardless of the determination of the Hearings Officer or Planning Commission. Such hearing before the Board shall otherwise be subject to the same procedures as an appeal to the Board under DCC Title 22.***

FINDING: The subject text amendment does not require a goal exception and does not concern lands designated for forest or agricultural use. For this reason, a de novo hearing before the Board is not required.

- D. *Notwithstanding DCC 22.28.030(C), when a plan amendment subject to a DCC 22.28.030(C) hearing before the Board of County Commissioners has been consolidated for hearing before the hearings Officer with a zone change or other permit application not requiring a hearing before the board under DCC 22.28.030(C), any party wishing to obtain review of the Hearings Officer's decision on any of those other applications shall file an appeal. The plan amendment shall be heard by the Board consolidated with the appeal of those other applications.***

FINDING: No other application is being consolidated with the subject text amendment. Staff finds this criterion does not apply.

Title 23, Comprehensive Plan

Chapter 1, Comprehensive Planning

Section 1.2, Community Involvement Policies

Goals and Policies

Goal 1: Maintain an active and open community involvement program that is accessible to all members of the community and engages the community during development and implementation of land use policies and codes.

...

Policy 1.2.3 Encourage community participation in planning through a variety of tools and techniques, including:

...

b. Provide staff reports for comprehensive plan and zoning text amendments to the public in a timely manner;

FINDING: The staff report for the subject zoning text amendment will be available at least 35 days prior to the initial hearing. Additionally, any subsequent staff reports will be available at least seven days prior to any public hearings. Therefore, staff finds the requirements of this policy are met.

Section 1.3, Land Use Planning Policies.

Goals and Policies

Goal 1: Maintain an open and public land use process in which decisions are based on the objective evaluation of facts.

...

Policy 1.3.3 Involve the public when amending County Code.

FINDING: As discussed above, there will be at least one public hearing for this review, and the County has mailed and published public notices in conjunction with this review. These efforts encourage public participation as part of the review of the applicant requested County Code amendment.

Chapter 4, Urban Growth Management

Section 4.5, Sunriver Policies.

Goals and Policies

No goals have been defined for the Sunriver Urban Unincorporated Community.

Policy 4.5.1 Land use regulations shall conform to the requirements of OAR 660 Division 22 or any successor:

FINDING: Compliance with the requirements of OAR 660 Division 22 is addressed below.

Policy 4.5.2 *County comprehensive plan policies and land use regulations shall ensure that new uses authorized within the Sunriver Urban Unincorporated Community do not adversely affect forest uses in the surrounding Forest Use Zones.*

FINDING: No new uses within the Sunriver Urban Unincorporated Community are requested as part of the proposed text amendment.

Resort District Policies

Policy 4.5.15 *Areas designated resort on the comprehensive plan map shall be designated resort, resort marina, resort golf course, resort equestrian or resort nature center district on the zoning map to reflect a development pattern which is consistent with resort uses and activities.*

FINDING: The subject properties include areas designated resort on the comprehensive plan map and designated resort equestrian on the zoning map. Staff finds the proposed text amendment to expand the uses allowed in the CL District to match the RE District will ensure the development pattern on the subject properties is consistent with the existing resort equestrian uses and activities. The proposed text amendment does not allow a new development pattern because the proposed text amendment is expressly limited to existing structures as of the effective date of the ordinance.

Community District Policies

Policy 4.5.19 *Areas designated community on the comprehensive plan map shall be designated community general, community recreation, community limited or community neighborhood district on the zoning map to reflect a development pattern which is consistent community uses and activities.*

FINDING: The subject tax lot 300 includes areas designated community on the comprehensive plan map and community limited district on the zoning map. The proposed text amendment to expand the uses allowed in the CL District to match the RE District will ensure the development pattern on the subject properties is consistent with the existing resort equestrian uses and activities. The proposed text amendment does not allow a new development pattern because the proposed text amendment is expressly limited to existing structures as of the effective date of the ordinance.

Policy 4.5.20 *Lands designated community shall be developed with uses which support all facets of community needs, be they those of year-round residents or part-time residents and tourists.*

FINDING: The subject tax lot 300 includes lands designated community. The proposed text amendment is requested to ensure the Sunriver Boarding Stable can continue to be used by the community, including year-round or part-time residents and tourists.

Policy 4.5.21 *Development shall take into consideration the unique physical features of the community and be sensitive to the residential development within which the community areas are interspersed.*

FINDING: The proposed text amendment allows for a limited expansion of uses allowed in existing structures to align with the current development in the Urban Unincorporated Community of Sunriver. No changes to the unique physical features of the community are proposed. Additionally, the County provided notice to all neighbors within 250 feet of the subject property, and the Applicant posted a proposed land use sign on the subject properties. No comments or concerns were raised related to the development associated with the proposed text amendment and the residential development in the Urban Unincorporated Community of Sunriver. Staff also notes the closest residential district is +/-3,000 feet from the existing structure on the subject tax lot 300. Therefore, staff finds development associated with the proposed text amendment will comply with this policy.

OREGON ADMINISTRATIVE RULES

Chapter 660, Division 12, Transportation Planning

OAR 660-012-0060, Plan and Land use Regulation Amendments.

- (1) ***If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:***
 - (a) ***Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);***
 - (b) ***Change standards implementing a functional classification system; or***
 - (c) ***Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.***
 - (A) ***Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;***
 - (B) ***Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or***

(C) *Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

FINDING: Deschutes County's Senior Transportation Planner reviewed the proposed text amendment and did not identify any significant effects on existing or planned transportation facilities (ref. Agency Comments in the Basic Findings section). Additionally, no new structures are authorized as part of the proposed text amendment, as the proposed code changes only apply to existing structures, and, it would be reasonable to assume there will be limited to no additional transportation impacts. For these reasons, staff finds the proposed amendment will not significantly affect an existing or planned transportation facility and compliance with the Transportation Planning Rule has been effectively demonstrated.

Chapter 660, Division 15, Statewide Planning Goals and Guidelines

FINDING: The Statewide Planning Goals and the Applicant's findings are quoted below:

Goal 1: Citizen Involvement

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

RESPONSE: The amendments do not propose to change the structure of the County's citizen involvement program. Notice of the proposed amendments will be provided through notice of public hearings in the "Bend Bulletin" newspaper and other notice will be provided, as discussed above. The two public hearings on this application will provide the opportunity for any resident to participate in the land use process. Goal 1 is met.

Goal 2: Land Use Planning

Part I – Planning. To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

RESPONSE: Goals, policies, and processes related to this application are included in the Quasi-Judicial and Legislative Modified Procedure, Deschutes County Comprehensive Plan, Title 23, and Deschutes County Code, Title 18 and Title 22. Compliance with these processes, policies, and regulations are documented within the subject application. Goal 2 is met.

Goal 3: Agricultural Lands

To preserve and maintain agricultural lands.

RESPONSE: No lands will be rezoned as part of this application, furthering the purpose of Goal 3. Neither RE or CL are exclusive farm use zones nor does either zone allow agricultural uses. DCC 18.108.090 (RE zone does not allow agricultural uses); DCC 18.108.140 (CL zone does not allow agricultural uses).

Goal 3 is not applicable.

Goal 4: Forest Lands

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

RESPONSE: No lands will be rezoned as part of this application, furthering the purpose of Goal 4. Neither RE or CL are forest zones nor does either zone allow forest practice uses. DCC 18.108.090 (RE zone does not allow forest practice uses); DCC 18.108.140 (CL zone does not allow forest practice uses).

Goal 4 is not applicable.

Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

To protect natural resources and conserve scenic and historic areas and open spaces.

RESPONSE: The amendments do not propose to change open spaces, scenic or historic areas, or natural resources. Both zones involved in this proposed amendment are located in the Sunriver Urban Unincorporated Community only. Moreover, the proposed amendment only applies to existing structures as of the date of the ordinance, and therefore does not impact any existing open spaces or undisturbed natural resources.

Goal 5 is met.

Goal 6: Air, Water and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.

RESPONSE: The proposed text amendment will not impact the quality of the air, water, or land resources.

Goal 6 is inapplicable or is met.

Goal 7: Areas Subject to Natural Disasters and Hazards

To protect people and property from natural hazards.

RESPONSE: The proposed amendment will not affect the County's regulation of areas subject to natural disasters or hazards.

Goal 7 is not applicable.

Goal 8: Recreational Needs

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

RESPONSE: To the extent that Goal 8 is applicable to the subject application, the amendment will allow the recreational equestrian zone to apply to the limited circumstance of existing buildings that cross from the equestrian zone into the CL zone. This will allow Deschutes County citizens and visitors to continue to access equestrian recreational opportunities in those existing buildings.

Goal 8 is met.

Goal 9: Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

RESPONSE: The proposed text amendment complies with Goal 9 because it will permit the existing resort equestrian area's economic activities to continue in existing buildings that were built into the CL zone.

Goal 9 is met.

Goal 10: Housing

To provide for the housing needs of citizens of the state.

RESPONSE: The subject application does not propose to change any regulations related to housing, as housing is not allowed in either the CL or RE zones.

Goal 10 is not applicable.

Goal 11: Public Facilities and Services

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

RESPONSE: The proposed text amendment will have no effect on the provision of public facilities and services.

Goal 11 is not applicable.

Goal 12: Transportation

To provide and encourage a safe, convenient and economic transportation system.

RESPONSE: The proposed amendment will not impact transportation facilities within the County.

Goal 12 is not applicable.

Goal 13: Energy Conservation

To conserve energy.

RESPONSE: As the proposed amendment only applies to existing structures, it will not have any impact on the conservation of energy.

Goal 13 is not applicable.

Goal 14: Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

RESPONSE: Goal 14 concerns the provision of urban and rural land uses to ensure efficient use of land and livable communities. The proposed amendment does not amend an urban growth boundary and the uses that would be allowed in the portion of a structure in a CL district are already allowed in the RE district. The uses in the RE district are related to the equestrian zoning, and are not “urban” uses under Goal 14.

Goal 14 is met.

Goals 15-19

RESPONSE: Goals 15 through 19 are not applicable as they all related to waterbodies outside the County (Goal 15 Willamette River Greenway; Goal 16 Estuarine Resources; Goal 17 Coastal Shorelands; Goal 18 Beaches and Dunes; and Goal 19 Ocean Resources).

Staff generally accepts the Applicant’s responses and finds compliance with the applicable Statewide Planning Goals has been effectively demonstrated.

Chapter 660, Division 22, Unincorporated Communities

OAR 660-022-0030, Planning and Zoning of Unincorporated Communities.

- (6) *County plans and land use regulations shall ensure that new or expanded uses authorized within unincorporated communities do not adversely affect agricultural or forestry uses.***

FINDING: The proposed text amendment does not create new uses in the Urban Unincorporated Community of Sunriver. However, it does allow for an expansion of uses authorized in the RE District for existing structures located in both the RE and CL Districts. Based on the submitted application

materials and staff's review of County records, there is only one existing structure that meets these criteria – a horse boarding stable constructed in 2007 (see *Figure 2*).

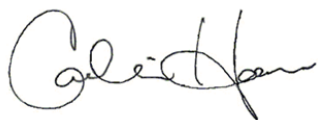
The Deschutes National Forest abuts the subject properties, and staff find this tract is likely engaged in forestry uses. The Planning Division mailed notice of the proposed text amendment to Deschutes National Forest, and no comments/concerns were raised. The existing structure on the subject tax lot 300 is setback more than 300 feet from the closest boundary of the Deschutes National Forest. Staff finds this separation ensures there are no adverse effects on forestry uses. Besides the agricultural uses occurring on the subject property, there do not appear to be any nearby agricultural uses. Nevertheless, staff finds two out of the three expanded uses (i.e. an equestrian facility or building used for retail sales, rental, and repair services commonly associated with equestrian facilities) are agricultural uses. Therefore, staff finds these two expanded uses are compatible. Moreover, the proposed text amendment is specific to the allowed uses of existing structures, which significantly reduces any potential impacts on surrounding agricultural or forestry uses. Considering all these factors, staff finds the expanded uses authorized requested as part of this text amendment will not adversely affect agricultural or forestry uses.

- (8) *Zoning applied to lands within unincorporated communities shall ensure that the cumulative development:***
- (A) *Will not result in public health hazards or adverse environmental impacts that violate state or federal water quality regulations; and***
 - (B) *Will not exceed the carrying capacity of the soil or of existing water supply resources and sewer services.***

FINDING: The proposed text amendment only applies to existing structures. As noted in this staff report, there is only one existing structure that qualifies for the expanded uses allowed under proposed text amendment. This existing structure has been permitted by Deschutes County and is connected to the community water and sewer system in Sunriver. Therefore, staff finds the proposed text amendment ensures the cumulative development will not result in public health hazards or adverse environmental impacts that violate state or federal water quality regulations, and it will not exceed the carrying capacity of the soil or of existing water supply resources and sewer services.

IV. CONCLUSION & RECOMMENDATION:

Based on the findings above, staff believes the proposed text amendment complies with the applicable criteria of DCC Title 18, DCC Title 22, DCC Tile 23, and the applicable sections of OAR. Staff requests the Hearings Officer determine if the Applicant has met the burden of proof necessary to justify the proposed text amendment.

DESCHUTES COUNTY PLANNING DIVISION

Written by: Caroline House, Senior Planner



Reviewed by: Anthony Ragune, Principal Planner



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: January 7, 2026

SUBJECT: Oregon Criminal Justice Commission IMPACTS grant application

RECOMMENDED MOTION:

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

BACKGROUND AND POLICY IMPLICATIONS:

Oregon's Criminal Justice Commission's (CJC) Improving People's Access to Community-based Treatment, Supports and Services (IMPACTS) Program was established in recognition of the shortage of comprehensive community supports and services for individuals with mental health or substance use disorders, leading to their involvement with the criminal justice system, hospitalizations and institutional placements. The purpose of the program is to address this need by awarding grants to counties and Oregon's federally recognized Indian tribes to establish evidence-based and tribal-based programs to provide the needed supports and services.

The IMPACTS grant program seeks to fill a service gap for individuals who have behavioral health diagnoses and are high utilizers of criminal justice and healthcare resources. The goals of the program are as follows:

- Reduce the number of jail bookings and emergency department hospitalizations for the target population through diversion to coordinated community-based treatment, supports and services
- Improve data collection, tracking and evaluation for IMPACTS program outcomes
- Invest in jurisdictions that have evaluated their local services gaps, can sustain comprehensive services with IMPACS funding while demonstrating program success anchored in data that is locally available and/or reported to the statewide database. Participate in statewide data sharing, implement program designs which may be replicated and use funds with significant impacts in local communities.

Deschutes County Stabilization Center

The Deschutes County Stabilization Center (DCSC) opened in June of 2020. In October of 2020, the DCSC began operations 24/7 with funding from a two-year Oregon CJC IMPACTS

grant. Through a series of amendments, the CJC IMPACTS grant term was extended through December 31, 2025.

The DCSC has become a model for diverting individuals from the criminal justice system and other higher levels of care by providing 24/7 access to mental health services. Providing 23-hour observation and stabilization for individuals in crisis, combined with a full array of services, improves our ability to de-escalate the severity of the crisis and divert individuals from emergency departments and jail. Additionally, DCSC's comprehensive model has attracted attention from 14 states and 11 Oregon Counties interested in understanding and potentially replicating this successful crisis intervention approach in their communities.

DCSC data includes the following:

- 5,218 unique individuals have been served with nearly 13,400 visits conducted
- 9% identify as houseless
- 16.87% of individuals served are brought to us voluntarily by Law Enforcement (LE)
- Average length of time LE spends at the DCSC dropping someone off is 5.88 minutes
- 23% of individuals served utilize the 23-hour observation/respice unit
- Average length of time in 23-hour observation/respice is 10.3 hours
- Approximately 14% of individuals served were diverted from the emergency department
- 211 individuals served reported they would have ended their life had we not been open - 33% reported they did not know what they would have done

Request

Health Services seeks BOCC approval to apply for the 25-27 IMPACTS grant funding. If awarded, this grant would fund continued 24/7 staffing at the Stabilization Center from January 2026 through August 2027. Funding would be used to support 12.6 full-time equivalent positions (FTEs) and include 10% for indirect costs. Applications for funding must be submitted by the Local Public Safety Coordinating Council (LPSCC) on behalf of the County. Health Services will coordinate with LPSCC for this request.

BUDGET IMPACTS:

Approximately \$ \$3,502,276 for the period July 1, 2025, through August 31, 2027.

ATTENDANCE:

Shannon Brister, Behavioral Health Director

Nicole Keith, Behavioral Health Program Manager



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: January 7, 2026

SUBJECT: Work Session: Preparation for Public Hearing - Text Amendments for Wildfire Mitigation Building Codes

RECOMMENDED MOTION:

N/A

BACKGROUND AND POLICY IMPLICATIONS:

The Deschutes County Board of Commissioners (Board) will conduct a work session on January 7, 2026 in preparation for a public hearing on January 14th to consider amendments to Deschutes County Code to adopt new wildfire mitigation building code standards as outlined in Section R327 of the Oregon Residential Specialty Code.

The amendments (file no. 247-25-000703-TA) are intended to adopt discretionary wildfire mitigation residential building code standards that have recently been made available to local jurisdictions. This proposal does not cover defensible space standards, as any future amendments to address defensible space will be covered in a future project at the Board's direction.

BUDGET IMPACTS:

None

ATTENDANCE:

Kyle Collins, Senior Planner
Will Groves, Planning Manager



COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Deschutes County Board of Commissioners

FROM: Kyle Collins, Senior Planner
Will Groves, Planning Manager

DATE: December 31, 2025

SUBJECT: Work Session: Text Amendments for Wildfire Mitigation Building Codes

The Deschutes County Board of Commissioners (Board) will conduct a work session on January 7, 2026, in preparation for a public hearing scheduled for January 14, 2026. The Board will consider amendments to the Deschutes County Code (file no. 247-25-000703-TA) to adopt discretionary wildfire mitigation residential building code standards that have recently been made available to local jurisdictions. This proposal does not cover defensible space standards, as any future amendments to address defensible space will be covered in a future project at the Board's direction.

Attached to this memorandum are the findings (Attachment A) and proposed text amendments (Attachment B) summarizing the changes. Within the proposed amendments, added language is shown underlined, and deleted language is shown as ~~strikethrough~~.

All record materials can be found on the project website: <https://bit.ly/0703TA>

I. BACKGROUND

During the 2021 state legislative session, Senate Bill (SB) 762¹ was passed to help modernize and improve wildfire preparedness across Oregon. SB 762 was subsequently modified by the passage of SB 80² in 2023. These pieces of legislation were developed to address wildfire issues through three key strategies: creating fire-adapted communities, developing safe and effective responses, and increasing the resiliency of Oregon's landscapes.

One of the primary components of SBs 762 and 80 was the creation of a comprehensive Statewide Wildfire Hazard Map (Hazard Map) to guide new wildfire regulations for residential

¹ <https://olis.oregonlegislature.gov/liz/2021R1/Downloads/MeasureDocument/SB762/Enrolled>

² <https://olis.oregonlegislature.gov/liz/2023R1/Downloads/MeasureDocument/SB80/Enrolled>

development. Under SBs 762 and 80, once the Hazard Map was finalized, properties included in **both** a designated Wildland Urban Interface (WUI) boundary and classified as high hazard would be subject to additional development regulations. SB 80 required that, at a minimum, local governments ensure that properties meeting both of these classifications would be subject to:

- 1) Home hardening building codes as described in Section R327 of the Oregon Residential Specialty Code (ORSC).
- 2) Defensible space standards as determined by the Oregon State Fire Marshal.

However, due to public concern the state legislature repealed the Hazard Map and all associated requirements in June 2025 with the passage of SB 83³.

At the local level, Deschutes County previously went through an exercise in 2019-2020 with the collaborative Wildfire Mitigation Advisory Committee (WMAC) to determine if changes were warranted to the Deschutes County Wildfire Hazard Zone⁴ and whether additional mitigation standards should be considered for new development. That process ultimately concluded with a report summarizing recommendations from the WMAC⁵ as well as an outreach report gauging public interest in new wildfire mitigation standards⁶. Ultimately, the Board decided the Deschutes County Wildfire Hazard Zone should remain unchanged. Prior to continued discussions regarding potential new wildfire mitigation standards, SB 762 was passed and largely removed local discretion on new mitigation standards until present.

II. OVERVIEW OF BUILDING CODE AMENDMENTS

The proposed text amendments would institute Section R327 of the ORSC in Deschutes County for all new residential development, including certain residential accessory structures. Multi-unit dwellings, such as apartment complexes, are unaffected by the proposed amendments, and these developments are not subject to the ORSC. The Section R327 standards do not allow for piecemeal adoption, and all standards must be adopted in whole if building officials wish to mandate any portion within their jurisdictions.

³ <https://olis.oregonlegislature.gov/liz/2025R1/Downloads/MeasureDocument/SB83/Enrolled>

⁴

https://www.deschutes.org/sites/default/files/fileattachments/community_development/page/17911/ordinance_2001-024.pdf

⁵

https://www.deschutes.org/sites/default/files/fileattachments/community_development/page/17911/2020-04-17_wmac_final_report_complete.pdf

⁶

https://www.deschutes.org/sites/default/files/fileattachments/community_development/page/17911/wildfire_mitigation_outreach_summary_report.pdf

As currently proposed, the amendments are limited to Deschutes County Code Title 15⁷, which captures general building safety and construction standards. As such, the proposed amendments are not subject to the more standard Post-Acknowledgement Plan Amendment (PAPA) process for land use amendments, which requires noticing to the Department of Land Conservation and Development (DLCD) and addressing the applicable Oregon Statewide Planning Goals.

Section R327 broadly covers the following structural components of these developments to minimize the risk of wildfire ignition:

- **Roofing:** In accordance with specific building code standards, roofing shall be asphalt shingles, slate shingles, metal roofing, tile, clay or concrete shingles, or other approved roofing that is deemed to be equivalent to a minimum Class B-rated roof assembly. Wood shingle and shake roofs are not permitted on structures.
- **Exterior walls:** Exterior wall covering or wall assembly shall comply with one of the following requirements:
 - Noncombustible material.
 - Ignition-resistant material.
 - Heavy timber assembly.
 - Log wall construction assembly.
 - Wall assemblies that have been tested in accordance with the test procedures for a 10-minute direct flame contact exposure test.
- **Glazing:** Exterior windows, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block, or have a fire-resistance rating of not less than 20 minutes.
- **Ventilation:** All ventilation openings shall be covered with noncombustible corrosion-resistant metal wire mesh, vents designed to resist the intrusion of burning embers and flame, or other approved materials or devices. Ventilation mesh and screening shall be a minimum of 1/16-inch and a maximum of 1/8-inch in any dimension.
- **Gutters and Downspouts:** Where provided, gutters and downspouts shall be constructed of noncombustible materials and be provided with an approved means to prevent accumulation of leaves and debris in the gutter.
- **Eaves, Soffits, and Cornices:** Ventilation openings shall not be installed on the underside of eaves, soffits, or cornices.

The list above is not exhaustive, but covers the major components of home construction that would be affected by the proposed amendments.

7

Major exceptions to the Section R327 standards include the following:

- Nonhabitable detached accessory structures with a floor area of not greater than 400 square feet located not less than 50 feet from all structures on the lot that contain habitable space.
- Structures exempted by ORS 455.315 (i.e. – agriculturally exempt structures).
- Detached accessory membrane-covered frame structures.

Section R327 also previously contained several provisions which were modified by SB 83 in the following ways:

- Repairs or replacements of existing components (i.e. – roofs, siding, etc.) and additions to existing dwellings are not mandatorily subject to R327.
- Removes requirements for local government to identify specific geographic regions for implementing any adopted wildfire mitigation standards. Previously, Section R327 and associated mitigation requirements were required to be implemented through the establishment of a locally adopted “Wildfire Hazard Map.” This requirement has been removed, and jurisdictions have been granted broad latitude to determine where to implement any locally adopted standards.

III. PROJECTED COSTS

A repeated question from community members and decision makers regarding Section R327 is what, if any, anticipated cost increases can be expected from applying the standards to new construction. Staff notes the difficulty in providing a succinct answer, as there are significant variables that can dramatically impact final cost outcomes, including:

- The design choices made by the landowner, as these choices may or may not be covered under Section R327
- The proposed size for any particular development
- Homeowner Association (HOA) standards
- Labor costs and contractor familiarity with materials

Despite these variables, staff has attached several items to this memo which attempt to provide broadly applicable estimates for typical residential construction.

Two of these attachments were prepared by the Oregon Building Codes Division (BCD) in 2019 as the state anticipated mandating Section R327 standards statewide. At the time, BCD reported that R327 standards could **add approximately \$2,500-\$3,000** to the existing costs of a typical 1,200 square foot detached single-family dwelling. This increase includes the costs of labor and materials to comply with the new provisions. However, BCD also references reports from third parties which found that costs could increase by up to 11%,

and in at least one case study from Montana, the implementation of these standards decreased construction costs by 2.4% over traditional methods.

The final attachment was prepared by Headwaters Economics in 2025 and is based on estimated construction costs in southern California. Given the location assumed in the report, these estimates may have limited applicability in Deschutes County, however it has been included to provide at least some objective analysis in estimating costs. The report concludes that incorporating wildfire-resistant building materials can be achieved at a relatively modest increase in cost compared to traditional construction. For a one-story, 1,750-square-foot mid-range home valued at \$500,000, total construction costs may **increase by 2-3%** over a traditional home.

Finally, BCD notes that the Oregon Home Builders Association submitted estimates when Section R327 was first adopted in 2019. It estimated that the cost of a high-end home would increase by \$12,500, the cost of a production 1,200 square foot home would increase by \$7,800, and the cost of a production 2,200 square foot home would increase by \$10,800. The home builders estimated that current (2019) increased construction costs would lead to a cost increase on a 1,400 square foot home of \$8,200⁸. Staff notes it is unclear what assumptions and methods the Builders Association used to generate these estimates, but they are included here for reference.

Given the wide range of estimates and variables to consider, it is likely impossible to provide a definitive answer to the question of cost effects. Based on the information that is available, at this time staff conservatively estimates that costs **may increase somewhere in the range of 2-11% over the cost of traditional construction**, but also points out the following issues to consider:

- Many of the materials and methods covered under Section R327 are commonly utilized by contractors and developers in the region, particularly for some of the highest value items such as roofing, fiber cement siding, and windows.
- New residential construction is largely developed with 30-year mortgages or similar financing options. This means that any additional costs are likely more accurately considered when amortized over the timespan of any loan in question.

IV. PLANNING COMMISSION REVIEW

The Planning Commission held a public hearing regarding the amendments on December 11, 2025⁹. Two public comments were received during the hearing, both in support of the proposed amendments. The Commission closed the public hearing, deliberated, and voted 5-0 to recommend approval of the proposed amendments. Staff notes that two Commissioners were not present during the hearing and thus did not vote on the proposal.

⁸ <https://records.sos.state.or.us/ORSOSWebDrawer/Recordhtml/12709721>

⁹ <https://www.deschutes.org/bc-pc/page/planning-commission-73>

V. DECISION POINTS

There are two primary areas for the Board to consider when preparing their decision:

- 1) Should the Section R327 standards be adopted?**
- 2) If yes, where should the Section R327 standards be implemented?**

If the Board ultimately determines that new mitigation standards are warranted, a key decision point will be the geographic scope where standards would apply. While the standards can technically be targeted to specific geographic regions of the County, staff would caution that this approach presents the following challenges:

- Any discrepancy in the applicability of new mitigation standards may create community friction, as previously seen during the State Wildfire Hazard Zone mapping process.
- Local fire protection officials have repeatedly expressed the broadscale community risk from wildfire in Deschutes County, regardless of specific location. Equal application of these standards presents the greatest opportunity to begin mitigating wildfire impacts to residential development.
- Should mitigation standards be targeted to specific geographic areas, then any proposed amendments will need to be evaluated under a land use process, which has distinct procedural requirements that must be addressed. This would require restarting the current review process to apply these new procedures, potentially delaying the project by several additional weeks to months.

VI. AGENCY AND PUBLIC COMMENTS

Two public comments have been received to date from the following parties:

1. The Project Wildfire Neighborhood Coalition
2. Central Oregon LandWatch

Both parties expressed broad support for the proposed amendments as drafted. Additionally, representatives from the Project Wildfire Neighborhood Coalition provided supplemental testimony during the Planning Commission public hearing to reiterate their continued support.

No agency comments have been received to date.

VII. NEXT STEPS

A public hearing with the Board is scheduled for January 14, 2026.

Attachments

- A. Draft Ordinance 2026-002: Findings & Amendments
- B. 2023 Oregon Residential Specialty Code Amendments (Section R327 Wildfire Mitigation Standards)
- C. 2025 Notice of Temporary Rule from the Oregon Building Code Division (BCD)
- D. BCD Cost Estimate Fact Sheet for Home Hardening
- E. 2025 Headwaters Economics Report - Construction Costs for Wildfire-Resistant Homes

REVIEWED
LEGAL COUNSEL

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

An Ordinance Amending Deschutes County Code
Title 15, Buildings and Construction, to Adopt
Discretionary Wildfire Mitigation Residential
Building Code Standards Pursuant to Senate Bill 83.

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ORDINANCE NO. 2026-002

WHEREAS, the Deschutes County Community Development Department (CDD) initiated amendments (Planning Division File No. 247-25-000703-TA) to the Deschutes County Code (“DCC”), Chapter 15.04 – Building and Construction Codes and Regulations; and

WHEREAS, the Deschutes County Planning Commission reviewed the proposed changes on December 11, 2025 and forwarded to the Deschutes County Board of County Commissioners (“Board”) a 5-0 recommendation of approval; and

WHEREAS, the Board considered this matter after a duly noticed public hearing on January 14, 2026 and concluded that the public will benefit from the proposed changes to the Deschutes County Code Title 15; now, therefore,

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, ORDAINS as follows:

Section 1. AMENDING. Deschutes County Code Chapter 15.04, Building and Construction Codes and Regulations, is amended to read as described in Exhibit “A”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strike through~~.

Section 2. FINDINGS. The Board adopts as its findings Exhibit “B”, attached and incorporated by reference herein.

Section 3. EMERGENCY. This Ordinance being necessary for the public peace, health, and safety, an emergency is declared to exist, and this Ordinance becomes effective April 1, 2026.

Dated this _____ of _____, 2026

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

PHILIP CHANG, Chair

ANTHONY DEBONE, Vice Chair

ATTEST:

Recording Secretary

PATTI ADAIR, Commissioner

Date of 1st Reading: ____ day of _____, 2026.

Date of 2nd Reading: ____ day of _____, 2026.

Record of Adoption Vote:

Commissioner	Yes	No	Abstained	Excused
Philip Chang	___	___	___	___
Anthony DeBone	___	___	___	___
Patti Adair	___	___	___	___

Effective date: ____ day of _____, 2026.

CHAPTER 15.04 BUILDING AND CONSTRUCTION CODES AND REGULATIONS

15.04.010 Specialty Codes And Building Requirements Adopted; Enforcement

15.04.010 Specialty Codes And Building Requirements Adopted; Enforcement

In the areas under the jurisdiction of the County, the County shall administer and enforce pursuant to ORS 455.153, the following specialty codes and building requirements as though the specific specialty codes and building requirements were ordinances of the County:

- A.** The specialty codes under ORS 447 (Plumbing; Access by Disabled Persons), 455 (Building Code) and ORS 479.510 to 479.945 (Electrical Safety Law).

 - 1. Oregon Residential Specialty Code Section R327- Wildfire Hazard Mitigation shall apply to all of unincorporated Deschutes County and in the municipalities where their Councils have adopted Section R327 into their municipal code.**
- B.** Mobile or manufactured dwelling parks requirements adopted under ORS 446.062.
- C.** Temporary parks requirements adopted under ORS 446.105.
- D.** Manufactured dwelling installation, support and tiedown requirements adopted under ORS 446.230.
- E.** Park and camp requirements adopted under ORS 455.680.

HISTORY

Adopted by Ord. 96-055 §2 on 7/10/1996

Amended by Ord. 2011-022 §2 on 7/27/2011

Amended by Ord. 2026-002 §1 on 04/01/2026



FINDINGS

WILDFIRE HAZARD BUILDING CODES - TEXT AMENDMENTS

I. **APPLICABLE CRITERIA:**

Title 22, Deschutes County Development Procedures Ordinance

II. **BACKGROUND:**

Pursuant to Senate Bill (SB) 83, Text Amendments to adopt section R327 of the Oregon Residential Specialty Code (ORSC) in unincorporated Deschutes County. Section R327 establishes fire hardening building requirements for new residential construction.

III. **BASIC FINDINGS:**

On June 26, 2025, the Oregon Legislature adopted SB 83¹. This Bill repeals the State Wildfire Hazard Map which was previously adopted and administered pursuant to SBs 762² and 80³. Additionally, SB 83 allows local jurisdictions to adopt fire hardening standards for new residential development as outlined in section R327 of the Oregon Residential Specialty Code (ORSC). The proposed text amendments would establish R327 building code standards for newly constructed dwelling units and their accessory structures, with exceptions and exemptions delineated within the ORSC.

As the proposed amendments are not located within the land use sections of the Deschutes County Code (CDD), notice to the Oregon Department of Land Conservation and Development is not required. As demonstrated in the findings below, the amendments remain consistent with Deschutes County Code and the Deschutes County Comprehensive Plan.

IV. **FINDINGS:**

CHAPTER 22.12, LEGISLATIVE PROCEDURES

Section 22.12.010.

Hearing Required

¹ <https://olis.oregonlegislature.gov/liz/2025R1/Measures/Overview/SB83>

² <https://olis.oregonlegislature.gov/liz/2021R1/Downloads/MeasureDocument/SB762/Enrolled>

³ <https://olis.oregonlegislature.gov/liz/2023R1/Downloads/MeasureDocument/SB80/Enrolled>

No legislative change shall be adopted without review by the Planning Commission and a public hearing before the Board of County Commissioners. Public hearings before the Planning Commission shall be set at the discretion of the Planning Director, unless otherwise required by state law.

FINDING: This criterion will be met because a public hearing was held before the Deschutes County Planning Commission (Commission) on December 11, 2025 and a public hearing was held before the Board of County Commissioners (Board) on January 14, 2026.

Section 22.12.020, Notice

Notice

A. Published Notice

- 1. Notice of a legislative change shall be published in a newspaper of general circulation in the county at least 10 days prior to each public hearing.***
- 2. The notice shall state the time and place of the hearing and contain a statement describing the general subject matter of the ordinance under consideration.***

FINDING: This criterion is met as notice was published in *The Bulletin* newspaper on December 1, 2025 for the Commission public hearing and December 26, 2025 for the Board public hearing.

B. Posted Notice. Notice shall be posted at the discretion of the Planning Director and where necessary to comply with ORS 203.045.

FINDING: Posted notice was determined by the Planning Director not to be necessary.

C. Individual notice. Individual notice to property owners, as defined in DCC 22.08.010(A), shall be provided at the discretion of the Planning Director, except as required by ORS 215.503.

FINDING: The proposed amendments are legislative and do not apply to any specific property. Therefore, individual notice is not required.

D. Media notice. Copies of the notice of hearing shall be transmitted to other newspapers published in Deschutes County.

FINDING: Notice was provided to the County public information official for wider media distribution. This criterion has been met.

Section 22.12.030 Initiation of Legislative Changes.

A legislative change may be initiated by application of individuals upon payment of required fees as well as by the Board of County Commissioners.

FINDING: The application was initiated by the Deschutes County Planning Division at the direction of the Board and has received a fee waiver. This criterion has been met.

Section 22.12.040. Hearings Body

- A. *The following shall serve as hearings or review body for legislative changes in this order:***
 - 1. *The Planning Commission.***
 - 2. *The Board of County Commissioners.***
- B. *Any legislative change initiated by the Board of County Commissioners shall be reviewed by the Planning Commission prior to action being taken by the Board of Commissioners.***

FINDING: This criterion is met as the Commission held a public hearing and reviewed the proposed amendments on December 11, 2025. The Board held a public hearing on January 14, 2026.

Section 22.12.050 Final Decision

All legislative changes shall be adopted by ordinance

FINDING: The proposed legislative changes included in file no. 247-25-000703-TA will be implemented by ordinances upon approval and adoption by the Board.

V. PROPOSED TEXT AMENDMENTS:

The proposed text amendments are detailed in the referenced ordinance with additional text identified by underline and deleted text by ~~striketrough~~. Below are summary explanations of the proposed changes.

Title 15. Buildings and Construction:

Chapter 15.04. BUILDING AND CONSTRUCTION CODES AND REGULATIONS - (See Exhibit A)

Section 15.04.010. Specialty Codes and Building Requirements Adopted; Enforcement

The proposed changes add a new section of the Oregon Residential Specialty Code (ORSC) to implement wildfire mitigation building standards for new residential development.

Upon implementation, newly constructed dwellings and their accessory structures shall be protected against wildfire in accordance with the provisions of section R327 of the ORSC.

Notable exceptions to these standards are as follows:

1. Nonhabitable detached accessory structures with a floor area of not greater than 400 square feet located not less than 50 feet from all structures on the lot that contain habitable space.
2. Structures exempted by ORS 455.315 (Agricultural exempt buildings).
3. Detached accessory membrane-covered frame structures.

VI. CONCLUSION:

Based on the information provided herein, the staff recommends the Board of County Commissioners approve the proposed text amendments and implement the R327 wildfire mitigation building code standards in unincorporated Deschutes County for new residential development.

Effective Aug. 5, 2025

(Ref.: ORS 455.610)



2023 Oregon Residential Specialty Code Amendments

Summary: In accordance with Senate Bill 83 (2025) this amendment makes Section R327, *Wildfire Hazard Mitigation*, available for local adoption and applicable to new construction of new ORSC governed buildings.

This amendment was adopted by temporary rule effective Aug. 5, 2025 through Jan. 2, 2026. The division anticipates adopting these amendments through a permanent rule on Jan. 1, 2026.

The following amendments are adopted as part of the 2023 Oregon Residential Specialty Code (ORSC).

The changes are denoted as follows:

Blue/underline = Added code language
~~Red/strikethrough~~ = Deleted code language

SECTION R302—FIRE-RESISTANT CONSTRUCTION

R302.2.12 Townhouse roof coverings. In addition to the requirements of Chapter 9, structurally independent townhouses shall be provided with a minimum Class C roof covering, and structurally dependent townhouses shall be provided with a minimum Class B roof covering.

Exceptions:

1. Structurally dependent townhouses may use Class C roof coverings where all of the following conditions are met:
 - 1.1. The townhouses are not more than two stories in height.
 - 1.2. The townhouses do not have more than 6,000 square feet (557 m²) of projected roof area.
 - 1.3. There is not less than 3 feet (914 mm) from the extremity of the roof to the exterior lot line or an assumed lot line on all sides except for street fronts.
2. Where adopted by the local municipality, roof coverings for townhouses located in areas determined by the *municipality* to be "Wildfire Hazard Zones" shall be in accordance with Section R327.

SECTION R327—WILDFIRE HAZARD MITIGATION

R327.1 General. Where adopted by the local municipality, the provisions of this section shall apply to new dwellings and their accessory structures required ~~by a local municipality via local ordinance~~ to be protected against wildfire.

~~Nothing in the code prevents a local municipality from modifying the requirements of this section for any lot, property or dwelling, or the remodel, replacement or reconstruction of a dwelling within the jurisdiction, as provided in Section R104.10.~~

R327.1.1 Local adoption. The provisions of this section may be adopted in whole by a *municipality* ~~via local ordinance~~ without following ORS 455.040 or OAR 918-020-0370. ~~Where a municipality chooses to adopt these provisions locally, the following shall be included in the adopting ordinance:~~

- ~~1. Identification of areas subject to the additional construction standards of Section R327.~~
- ~~2. A transition plan or other measures to address subdivisions already under development at the time of local adoption.~~
- ~~3. A local appeal process for customers to follow. Where a municipality has previously adopted the provisions of Section R327 locally, the requirements of Section R327.1.1 do not apply and the existing local ordinance may continue without change, to include those based on prior iterations of this section.~~

R327.1.2 Notification. Where a *municipality* adopts Section R327 locally, ~~or where a municipality has previously adopted Section R327 locally,~~ the *municipality* shall notify the State of Oregon, Building Codes Division, and ~~provide a copy of the locally adopted map identifying~~ identify areas of the jurisdiction where the additional construction standards of Section R327 are required.

R327.1.3 Application. Where ~~required~~ adopted by a local municipality via local ordinance, newly constructed *dwelling*s, and their *accessory structures*, ~~and new additions to existing dwellings and their accessory structures~~ located in areas designated by the *municipality* shall be protected against *wildfire* in accordance with this section. ~~Where existing exterior elements that are within the scope of this section are replaced in their entirety, the replacement shall be made in accordance with the provisions of this section.~~

Exceptions:

1. Nonhabitable detached *accessory structures* with a *floor area* of not greater than 400 square feet (37.2 m²) located not less than 50 feet (15 240 mm) from all ~~other~~ structures on the *lot* that contain habitable space.
- ~~2. Partial repairs made in accordance with Section R405.2.2.~~
2. Structures exempted by ORS 455.315.
3. Detached accessory membrane-covered frame structures

R327.2 Definitions. The following words and terms shall, for purposes of Section R327, have the meanings shown herein. See Chapter 2 for general definitions.

HEAVY TIMBER. For the use in this section, *heavy timber* shall be sawn lumber or glued-laminated wood with the smallest minimum nominal dimension of 4 inches (102 mm). *Heavy timber* walls or floors shall be sawn or glued-laminated planks splined, tongue-and-groove or set close together and well spiked.

IGNITION-RESISTANT MATERIAL. A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from wildland urban interface conflagrations under worst-case weather and fuel conditions with *wildfire exposure* of burning embers and small flames. Such materials include any product designed for exterior exposure that, when tested in accordance with ASTM E84 or UL 723 for surface burning characteristics of building materials, extended to a 30-minute duration, exhibits a flame spread index of not more than 25, shows no evidence of significant progressive combustion, and whose flame front does not progress more than 10¹/₂ feet (3200 mm) beyond the centerline of the burner at any time during the test.

NONCOMBUSTIBLE MATERIAL. Any material that in the form in which it is used and under the conditions anticipated will not ignite, burn, support combustion or release flammable vapors when subjected to fire or heat in accordance with ASTM E136.

WILDFIRE. Any uncontrolled fire spreading through vegetative fuels that threatens to destroy life, property or resources.

WILDFIRE EXPOSURE. One or a combination of circumstances exposing a structure to ignition, including radiant heat, convective heat, direct flame contact and burning embers being projected by a vegetation fire to a structure and its immediate environment.

R327.3 Roofing. Roofing shall be asphalt shingles in accordance with Section R905.2, slate shingles in accordance with Section R905.6, metal roofing in accordance with Section R905.4, tile, clay or concrete shingles in accordance with Section R905.3 or other *approved* roofing that is deemed to be equivalent to a minimum Class B-rated roof assembly. Wood shingle and shake roofs are not permitted on structures ~~in areas designated by the municipality~~ that fall within the scope of this section.

Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fireblocked with *approved* materials, or have one layer of minimum 72-pound (32.6 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking.

Where valley flashing is installed, the flashing shall be not less than 0.019-inch (0.48 mm) No. 26 gage galvanized sheet corrosion-resistant metal installed over not less than one layer of minimum 72-pound (32.6 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D3909 not less than 36-inch-wide (914 mm) running the full length of the valley.

R327.3.1 Gutters and downspouts. Where provided, ~~required~~, ~~roof~~ gutters and downspouts shall be constructed of *noncombustible materials* and be provided with an approved means to prevent accumulation of leaves and debris in the gutter.

R327.3.2 Ventilation. Where provided, the minimum net area of ventilation openings for enclosed attics, enclosed soffit spaces, enclosed rafter spaces and underfloor spaces shall be in accordance with Sections R408 and R806.

All ventilation openings shall be covered with noncombustible corrosion-resistant metal wire mesh, vents designed to resist the intrusion of burning embers and flame, or other *approved* materials or devices.

Ventilation mesh and screening shall be a minimum of 1/16-inch (1.6 mm) and a maximum of 1/8-inch (3.2 mm) in any dimension.

R327.3.2.1 Eaves, soffits and cornices. Ventilation openings shall not be installed on the underside of eaves, soffits or cornices.

Exceptions:

1. The *building official* may *approve* eave, soffit or cornice vents that are manufactured to resist the intrusion of flame and burning embers.
2. Ventilation openings complying with the requirements of Section R327.3.2 may be installed on the underside of eaves, soffits or cornices where the opening is located 12 feet (3658 mm) or greater above *grade* or the surface below.

R327.3.3 Exterior walls. The *exterior wall covering* or wall assembly shall comply with one of the following requirements:

1. *Noncombustible material.*
2. *Ignition-resistant material.*
3. *Heavy timber assembly.*
4. Log wall construction assembly.
5. Wall assemblies that have been tested in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in ASTM E2707, complying with the conditions of acceptance listed in Section R327.3.3.2.

Exception: Any of the following shall be deemed to meet the assembly performance criteria and intent of this section:

1. One layer of $\frac{5}{8}$ -inch (15.9 mm) Type X exterior gypsum sheathing applied behind the *exterior wall covering* or cladding on the exterior side of the framing.
2. The exterior portion of a 1-hour fire-resistance-rated *exterior wall* assembly designed for exterior fire exposure, including assemblies using exterior gypsum panel and sheathing products listed in the Gypsum Association *Fire Resistance and Sound Control Design Manual*.

R327.3.3.1 Extent of exterior wall covering. *Exterior wall coverings* shall extend from the top of the foundation to the roof and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves or soffits, shall terminate at the underside of the enclosure.

R327.3.3.2 Conditions of acceptance. ASTM E2707 tests shall be conducted in triplicate and the following conditions of acceptance shall be met. If any one of the three replicates do not meet the conditions of acceptance, three additional tests shall be conducted. All additional tests shall meet the following conditions of acceptance:

1. Absence of flame penetration through the wall assembly at any time during the test.
2. Absence of evidence of glowing combustion on the interior surface of the assembly at the end of the 70-minute test.

R327.3.4 Overhanging projections. All exterior projections (exterior balconies, carports, decks, patio covers, porch ceilings, unenclosed roofs and floors, overhanging buildings and similar architectural appendages and projections) shall be protected as specified in this section.

R327.3.4.1 Enclosed roof eaves, soffits and cornices. The exposed underside of rafter or truss eaves and enclosed soffits, where any portion of the framing is less than 12 feet (3658 mm) above *grade* or similar surface below, shall be protected by one of the following:

1. *Noncombustible material.*
2. *Ignition-resistant material.*
3. One layer of $\frac{5}{8}$ -inch (15.9 mm) Type X exterior gypsum sheathing applied behind an exterior covering on the underside of the rafter tails, truss tails or soffit.
4. The exterior portion of a 1-hour fire-resistance-rated *exterior wall* assembly applied to the underside of the rafter tails or soffit, including assemblies using exterior gypsum panel and sheathing products listed in the Gypsum Association *Fire Resistance and Sound Control Design Manual*.
5. Soffit assemblies with an underside surface that meets the performance criteria in Section R327.3.4.5 when tested in accordance ASTM E2957.

Exceptions: The following materials do not require protection required by this section:

1. Eaves and soffits where all portions of the framing members are 12 feet (3658 mm) or greater above *grade*, and 2-inch (610 mm) nominal eave fireblocking is provided between roof framing members from the wall top plate to the underside of the roof sheathing.
2. Gable end overhangs and roof assembly projections beyond an *exterior wall* other than at the lower end of the rafter tails.
3. Fascia and other architectural trim boards.

R327.3.4.2 Exterior patio and porch ceilings. The exposed underside of exterior patio and porch ceilings greater than 200 square feet (18.58 m²) in area and less than 12 feet (3658 mm) above *grade* shall be protected by one of the following:

1. *Noncombustible material.*
2. *Ignition-resistant material.*
3. One layer of $\frac{5}{8}$ -inch (15.9 mm) Type X exterior gypsum sheathing applied behind the exterior covering on the underside of the ceiling.
4. The exterior portion of a 1-hour fire-resistance-rated *exterior wall* assembly applied to the underside of the ceiling assembly, including assemblies using exterior gypsum panel and sheathing products listed in the Gypsum Association *Fire Resistance and Sound Control Design Manual*.
5. Porch ceiling assemblies with a horizontal underside that meet the performance criteria in Section R327.3.4.5 when tested in accordance with the test procedures set forth in ASTM E2957.

Exception: Architectural trim boards.

R327.3.4.3 Floor projections. The exposed underside of cantilevered floor projections less than 12 feet (3658 mm) above *grade* or the surface below shall be protected by one of the following:

1. *Noncombustible material.*
2. *Ignition-resistant material.*
3. One layer of $\frac{5}{8}$ -inch (15.9 mm) Type X exterior gypsum sheathing applied behind an exterior covering on the underside of the floor projection.
4. The exterior portion of a 1-hour fire-resistance-rated *exterior wall* assembly applied to the underside of the floor projection, including assemblies using exterior gypsum panel and sheathing products listed in the Gypsum Association *Fire Resistance and Sound Control Design Manual*.
5. An assembly that meets the performance criteria in Section R327.3.4.5 when tested in accordance with ASTM E2957.

Exception: Architectural trim boards.

R327.3.4.4 Underfloor protection. The underfloor area of elevated structures shall be enclosed to *grade* in accordance with the requirements of this section, or the underside of the exposed underfloor shall be protected by one of the following:

1. *Noncombustible material.*
2. *Ignition-resistant material.*
3. One layer of $\frac{5}{8}$ -inch (15.9 mm) Type X exterior gypsum sheathing applied behind an exterior covering on the underside of the floor assembly.
4. The exterior portion of a 1-hour fire-resistance-rated *exterior wall* assembly applied to the underside of the floor, including assemblies using exterior gypsum panel and sheathing products listed in the Gypsum Association *Fire Resistance and Sound Control Design Manual*.
5. An assembly that meets the performance criteria in Section R327.3.4.5 when tested in accordance with ASTM E2957.

Exception: *Heavy timber* structural columns and beams do not require protection.

R327.3.4.5 Conditions of acceptance. ASTM E2957 tests shall be conducted in triplicate, and the following conditions of acceptance shall be met. If any one of the three replicates do not meet the conditions of acceptance, three additional tests shall be conducted. All additional tests shall meet the following conditions of acceptance:

1. Absence of flame penetration of the eaves or horizontal projection assembly at any time during the test.
2. Absence of structural failure of the eaves or horizontal projection subassembly at any time during the test.
3. Absence of sustained combustion of any kind at the conclusion of the 40-minute test.

R327.3.5 Walking surfaces. Deck, porch and balcony walking surfaces located greater than 30 inches (762 mm) and less than 12 feet (3658 mm) above *grade* or the surface below shall be constructed with one of the following materials:

1. Materials that comply with the performance requirements of Section R327.3.5.1 when tested in accordance with both ASTM E2632 and ASTM E2726.
2. *Ignition-resistant* materials that comply with the performance requirements of Section R327.2 when tested in accordance with ASTM E84 or UL 723.
3. Exterior fire-retardant-treated wood.
4. *Noncombustible material.*
5. Any material that complies with the performance requirements of Section R327.3.5.2 when tested in accordance with ASTM E2632, where the *exterior wall covering* of the structure is noncombustible or *ignition-resistant* material.
6. Any material that complies with the performance requirements of ASTM E2632, where the *exterior wall covering* of the structure is noncombustible or *ignition-resistant* material.

Exception: *Wall covering* material may be of any material that otherwise complies with this chapter where the decking surface material complies with the performance requirements ASTM E84 with a Class B flame spread rating.

Exception: Walking surfaces of decks, porches and balconies not greater than 200 square feet (18.58 m²) in area, where the surface is constructed of nominal 2-inch (51 mm) lumber.

R327.3.5.1 Requirements for Section R327.3.5, Item 1. The material shall be tested in accordance with ASTM E2632 and ASTM E2726, and shall comply with the conditions of acceptance in Sections R327.3.5.1.1 and R327.3.5.1.2. The material shall also comply with the performance requirements of Section R327.2 for ignition-resistant material when tested in accordance with ASTM E84 or UL 723.

R327.3.5.1.1 Conditions of acceptance. ASTM E2632 tests shall be conducted in triplicate and the following conditions of acceptance shall be met. If any one of the three replicates do not meet the conditions of acceptance, three additional tests shall be conducted. All additional tests shall meet the following conditions of acceptance:

1. Peak heat release rate of less than or equal to 25 kW/ft² (269 kW/m²).

2. Absence of sustained flaming or glowing combustion of any kind at the conclusion of the 40-minute observation period.
3. Absence of falling particles that are still burning when reaching the burner or floor.

R327.3.5.1.2 Conditions of acceptance. ASTM E2762 tests shall be conducted in triplicate and the following conditions of acceptance shall be met. If any one of the three replicates do not meet the conditions of acceptance, three additional tests shall be conducted. All of the additional tests shall meet the following conditions of acceptance:

1. Absence of sustained flaming or glowing combustion of any kind at the conclusion of the 40-minute observation period.
2. Absence of falling particles that are still burning when reaching the burner or floor.

R327.3.5.2 Requirements for Section R327.3.5, Item 6. The material shall be tested in accordance with ASTM E2632 and shall comply with the following conditions of acceptance. The test shall be conducted in triplicate and the peak heat release rate shall be less than or equal to 25 kW/ft² (269 kW/m²). If any one of the three replicates do not meet the conditions of acceptance, three additional tests shall be conducted. All of the additional tests shall meet the conditions of acceptance.

R327.3.6 Glazing. Exterior windows, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire-resistance rating of not less than 20 minutes.

For questions about the 2023 ORSC, visit the division website to [contact a building code specialist](#).



Department of Consumer
and Business Services

Notice of Temporary Rule

August 5, 2025

2023 Oregon Residential Specialty Code amendments Wildfire Hazard Mitigation – Section R327 Available for local adoption

Purpose of the rule:

This rule will make amendments to the 2023 Oregon Residential Specialty Code (ORSC) that will make wildfire hazard mitigation provisions in Section R327 available for local adoption, define the scope of the section as applicable to new construction of new buildings, and require local municipalities that adopt the section locally to notify the division of the adoption and where the provisions apply.

Citation:

Amends: OAR 918-480-0010

This rule is effective Aug. 5, 2025 through Jan. 2, 2026.

Background:

The division first made Section R327 of the ORSC available for local adoption in 2019. At that time, if a municipality decided to adopt the provisions locally it was required to map where the provisions would apply using the mapping criteria that had been developed and adopted by the Oregon Department of Forestry (ODF). In the 2021 legislative session the legislature passed Senate Bill 762 which was an omnibus statewide wildfire bill impacting all aspects of the state's planning, policy, and programs around wildfire. As a part of the work implementing SB 762 ODF withdrew its mapping criteria to give way for the planned statewide wildfire hazard map. This statewide map was also to be the basis for updated wildfire hazard mitigation provisions of the residential code which would apply in high hazard zones. Ultimately, in the 2025 session, the legislature repealed the statewide wildfire hazard map and any regulatory requirements that were to be attached to it. In place of the map, the legislature, in Senate Bill 83, directed the division to make Section R327 available for local adoption and redefined the scope of the section to apply to new construction of new buildings.

Need for temporary filing:

Senate Bill 83 is effective on passage, and the earliest that the division could get new code language approved by the Residential and Manufactured Structures Board and adopted by permanent rule would be Jan. 1, 2026. A temporary rule is justified to affect the will of the legislature more immediately and make the relevant code language available for local adoption earlier.

Summary:

Amends the Oregon Residential Specialty Code making changes to Section R327 to comply with the requirements in Senate Bill 83. Makes the section available for local adoption and applicable to new construction of new ORSC governed buildings. Will require that local municipalities report to the division if they adopt the section locally and where the section will apply.

Contact:

If you have questions or need further information, contact Eric McMullen by email at eric.t.mcmullen@dcbs.oregon.gov or by phone at 503-930-8849.



OFFICE OF THE SECRETARY OF STATE
TOBIAS READ
SECRETARY OF STATE

MICHAEL KAPLAN
DEPUTY SECRETARY OF STATE



ARCHIVES DIVISION
STEPHANIE CLARK
DIRECTOR

800 SUMMER STREET NE
SALEM, OR 97310
503-373-0701

TEMPORARY ADMINISTRATIVE ORDER
INCLUDING STATEMENT OF NEED & JUSTIFICATION
BCD 8-2025
CHAPTER 918
DEPARTMENT OF CONSUMER AND BUSINESS SERVICES
BUILDING CODES DIVISION

FILED
08/05/2025 2:57 PM
ARCHIVES DIVISION
SECRETARY OF STATE
& LEGISLATIVE COUNSEL

FILING CAPTION: Amends the Oregon Residential Specialty Code making wildfire hazard mitigation provisions available for local adoption

EFFECTIVE DATE: 08/05/2025 THROUGH 01/01/2026

AGENCY APPROVED DATE: 08/05/2025

CONTACT: Andy Boulton
971-375-7027
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1535 Edgewater St NW
Salem, OR 97306

Filed By:
Andrew Boulton
Rules Coordinator

NEED FOR THE RULE(S):

The rule is needed because it was required by Senate Bill 83 which directed the division to make section R327 of the 2023 ORSC available for local adoption by a municipality wanting to make wildfire hazard mitigation provisions required within its jurisdiction.

JUSTIFICATION OF TEMPORARY FILING:

Senate Bill 83 is effective on passage, and the earliest that the division could get new code language approved by the Residential and Manufactured Structures Board and adopted by permanent rule would be January 1, 2026. A temporary rule is justified to affect the will of the legislature more immediately and make the relevant code language available for local adoption earlier.

DOCUMENTS RELIED UPON, AND WHERE THEY ARE AVAILABLE:

Rules are available from the division's rules coordinator located at 1535 Edgewater St. NW, Salem, Oregon, 97304 and are available on the division's web site: <https://www.oregon.gov/bcd/laws-rules/Pages/adopted-rules.aspx>.

HOUSING IMPACT STATEMENT:

Description of proposed change: (Please attach any draft or permanent rule or ordinance)
This proposed rule updates the provisions for wildfire hazard mitigation to the 2023 Oregon Residential Specialty Code (ORSC) in Section R327 that will be available for local adoption.

Description of the need for, and objectives of the rule:
Senate Bill 762 passed the Oregon Legislature during the 2021 legislative session and was signed into law by the Governor. SB 762 was an omnibus bill relating to many different aspects of wildfire preparation, prevention, and mitigation and it included directives for several Oregon agencies. The Sections of the bill that addressed fire hardening requirements and that necessitated this rulemaking were Sections 12, 12a, and 12b and they were added to the Oregon

Revised Statutes at 455.612.

During the 2025 legislative session, Senate Bill 83 repealed the mapping requirement in SB 762 and the associated regulatory directives around wildfire hazard mitigation building code provisions. In their place the bill directed the division to make Section R327 of the 2023 ORSC available for local adoption. This rule amends Section R327 to limit the scope to new construction of new buildings as required by the bill and outlines the process necessary for local adoption.

List of rules adopted or amended:

Amend 918-480-0010.

Materials and labor costs increase or savings:

This rulemaking does not create any new mandatory provisions of the code. There may be a cost increase in areas where local municipalities have adopted Section R327 and decided that the provisions should be required.

A 1,200 sq. ft. detached single family dwelling is not a common size of house built in the areas that are impacted by the implementation of SB 762. Accordingly, exact cost estimates are not commonly available for that construction type. While it isn't possible to determine the exact cost impact of these changes, several estimates were consulted during the rulemaking process which may be applicable:

- When the division first adopted Section R327 in 2019 it prepared a statement of fiscal and economic impact on that proposed rulemaking. The division estimated at the time that in jurisdictions where R327 was adopted as mandatory the cost of a typical 1,200 square foot detached single family dwelling would increase by approximately \$2,500-\$3,000.
- The Oregon Home Builders Association submitted estimates also originally generated when R327 was first adopted. It estimated in 2019 that the cost of a high-end home would increase by \$12,500, that the cost of a production 1,200 square foot home would increase by \$7,800, and that the cost of a production 2,200 square foot home would increase by \$10,800. The home builders estimated that current increased construction costs would lead to a cost increase on a 1,400 square foot home of \$8,200.
- The Oregon Fire Marshals Association provided documentation of a study done by the National Institute of Building Sciences that found that every dollar spent on wildfire mitigation to dwellings provided between two and four dollars of benefit.
- Headwaters economics has produced a study comparing the construction cost of a typical home to a wildfire-resistant home. The Montana study found that total construction costs for a wildfire-resistant home was 2.4% less than the construction cost of a typical home. The reduction in cost between the two homes is due to the choice of siding used by the study on a typical home. The study applied wood siding to the typical home which is significantly more expensive than the fiber cement siding on the wildfire resistant home. If the typical home instead had used fiber cement siding, the wildfire-resistant home would have had a cost increase versus the comparator home using base code materials.

Based on this information the division anticipates a possible cost increase for a 1,200 sq. ft. detached single family dwelling that has to comply with the increased construction standards of R327 over the baseline Oregon code of \$2,500. However site specific factors, changes in material cost and other potential local requirements may change the exact impact on any particular construction project and lead to higher or lower cost impacts.

Estimated administrative construction or other costs increase or savings:

The proposed rules do not impose any additional administrative requirements.

Land costs increase or savings: N/A

Other costs increase or savings: None.

*Typical-Single story 3 bedrooms, 1 ½ bathrooms, attached garage (calculated separately) on land with good soil conditions with no unusual geological hazards.

AMEND: 918-480-0010

RULE SUMMARY: Amends the Oregon Residential Specialty Code making changes to Section R327 to comply with the requirements in Senate Bill 83. Makes the section available for local adoption and applicable to new construction of new ORSC governed buildings. Will require that local municipalities report to the division if they adopt the section locally and where the section will apply.

CHANGES TO RULE:

918-480-0010

Amendments to the Oregon Residential Specialty Code ¶

(1) The Oregon Residential Specialty Code is amended pursuant to OAR chapter 918, division 8. Amendments adopted during the code-cycle for inclusion into the Oregon Residential Specialty Code are placed in this rule, showing the section reference and a descriptive caption.¶

(2) Effective October 1, 2024, the 2023 Oregon Residential Specialty Code Section R310.1 is amended for emergency escape and rescue openings that do not open to a public way.¶

(3) Effective April 1, 2025, the 2023 Oregon Residential Specialty Code Section R302.3 is amended to include attached stacked two-family dwellings with increased fire separation at the vertical demising walls between each stacked two-family dwelling.¶

(4) Effective August 5, 2025, the Oregon Residential Specialty Code Section R327 is amended for additional wildfire hazard mitigation provisions that are available for local adoption. ¶

[Publications: Publications referenced are available for review at the division. See division website for information on where to purchase publications.]

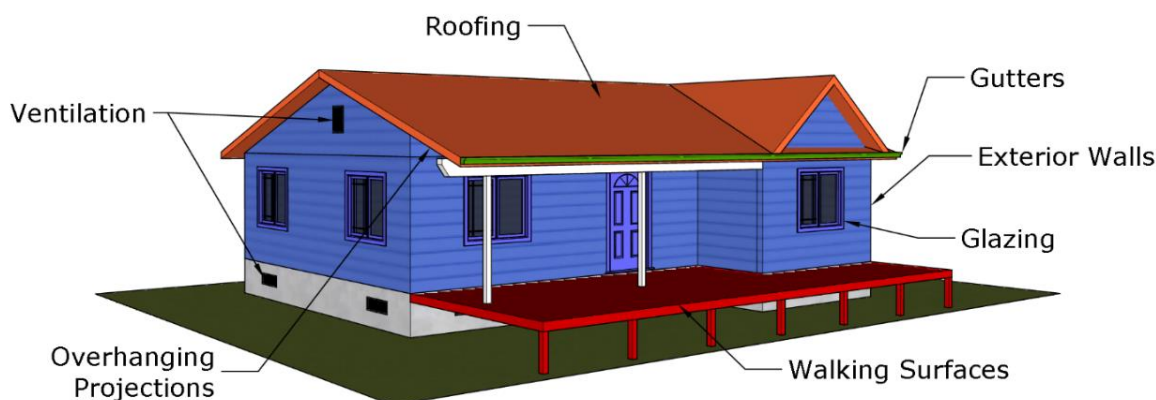
Statutory/Other Authority: ORS 455.020, ORS 455.110, ORS 455.610

Statutes/Other Implemented: ORS 455.610

Estimated cost of hardening your home

The estimated cost increase above standard prescriptive construction is approximately [+2% to +11%] - including labor and materials^{1,2}.

A wide array of variables impact this estimated baseline increase, including but not limited to; initial materials selected, size and shape of dwelling, size and number of projections and decks, eave heights, number and type of vents, number and type of windows, and similar customer design considerations. Various exterior elements commonly included in popular base home designs throughout the northwest already meet the requirements of Section R327 of the Oregon Residential Specialty Code such as architectural asphalt shingles for roofing, fiber-cement siding products, and code-compliant glazing and fenestration.



Ventilation

Vent openings covered with fine mesh, or designed to resist flame and embers

$\frac{1}{16}$ " mesh screen = \$2.82 per sq. ft.
Fire-rated vents = \$100 - \$200 per vent

Roofing

Metal panels, standing seam, or even architectural asphalt composite shingles

Arch. asphalt shingles = \$4 per sq. ft.
Metal roof panels = \$14.85 per sq. ft. <- Slate roofing = \$17.23 per sq. ft.

Note: 80% of homes in the Northwest use compliant asphalt shingles as a base design choice

Gutters

Noncombustible materials such as aluminum, capped to prevent debris accumulation

Aluminum gutters - \$9.55 PLF
Caps/covers = \$7.66 PLF

Overhanging projections

Projections enclosed on the underside by materials consistent with wall covering options

Fiber-cement soffit = \$3.76 per sq. ft.
Exterior gypsum sheathing = \$3 per sq. ft.

Exterior walls

Exterior covering such as fiber-cement or aluminum. Exterior gypsum sheathing options

Fiber-cement lap siding = \$11.39 per sq. ft.
Note: Approx. 34% of homes in the Northwest use fiber-cement siding as a base material choice

Decks & walking surfaces

Noncombustible or ignition-resistant materials. 2-inch nominal lumber allowed for small decks

Concrete platform or slab = \$11 per sq. ft.
Proprietary decking products = varied, up to \$12 PLF

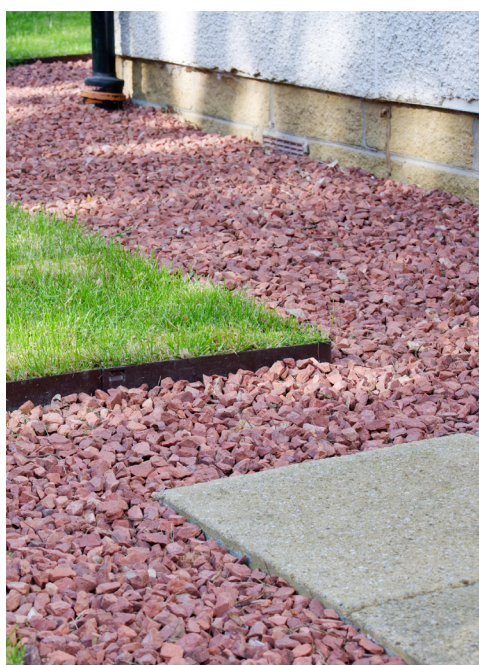
Glazing

Multi-paned windows, glass block, fire rated, or tempered/laminated windows and skylights

Minimum code compliant glazing and fenestration meets hardening criteria – no cost increase

¹ https://headwaterseconomics.org/wp-content/uploads/2022_HE_IBHS_WildfireConstruction.pdf

² <https://www.HomeWyse.com>



Construction Costs for Wildfire-Resistant Homes

A comparison between California Wildland-Urban Interface Code (CWUIC) Part 7, IBHS Wildfire Prepared Home Base, and IBHS Wildfire Prepared Home Plus

Fall 2025



Construction Costs for Wildfire-Resistant Homes

A comparison between California Wildland-Urban Interface Code (CWUIC) Part 7, IBHS Wildfire Prepared Home Base, and IBHS Wildfire Prepared Home Plus

Authors

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This report was produced by Headwaters Economics with generous support from the USDA Forest Service and private foundations. This organization is an equal opportunity provider. The recommendations in this document are general suggestions aimed at reducing the risk of wildfire damage to a single-family home. Implementing these suggestions does not guarantee the prevention of damage. Every property and situation is unique, and we recommend consulting with local fire authorities or professionals for advice tailored to specific conditions. The organizations that produced this report are not liable for any damages or losses that may occur by following these recommendations.



**HEADWATERS
ECONOMICS**

P.O. Box 7059 | Bozeman, MT 59771

<https://headwaterseconomics.org>

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Executive Summary

In January 2025 the County and City of Los Angeles was devastated by catastrophic wildfires that destroyed more than 16,000 structures. As rebuilding efforts begin, constructing homes to wildfire-resistant standards is essential to strengthening long-term community resilience and reducing future wildfire losses.

California, a leader in wildfire mitigation, enforces some of the nation's most comprehensive building regulations through its Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure), which outlines materials and construction methods for exterior wildfire exposure in the higher wildfire hazard areas of the state. Homeowners and builders can comply through prescriptive or performance-based approaches, offering flexibility in achieving wildfire resistance. On January 1, 2026, Chapter 7A will become Part 7 (Title 24) of the California Wildland-Urban Interface Code (CWUIC).

Complementing state efforts, the Insurance Institute for Business & Home Safety (IBHS) has developed the Wildfire Prepared Home (WFPH) program—along with its enhanced Wildfire Prepared Home Plus (WFPH Plus) designation—to standardize mitigation practices nationwide. The IBHS Wildfire Prepared program provides a systems-based approach to wildfire risk reduction through mitigations to the structure and defensible space that reduces the risk of home ignition from embers (WFPH Base) and flames/radiant heat (WFPH Plus). This study provides detailed wildfire-resistant building material cost estimates for constructing homes that meet these standards, with specific pricing for key components such as roofing, eaves, siding, windows/doors, decks, and landscaping within the critical 0-5 foot noncombustible zone. The three different wildfire-resistant scenarios are compared to building material costs for a home constructed with “traditional” non-wildfire resistant building materials.

Analyzing the costs for wildfire-resistant measures beyond five feet from the home, such as the surrounding defensible space, and the space between homes was beyond the scope of this project. However, these areas also require attention. Reducing fuels between homes, including vegetation, outlying buildings, and fencing, disrupts pathways for fire and embers to spread between neighbors. Ultimately, home and property wildfire mitigation strategies are most effective when every home in the neighborhood participates.

Outcomes from this analysis suggest that wildfire-resistant building material costs for a one-story, 1,750-square-foot, single-family home (with an estimated total construction cost value of \$500,000) do not significantly increase the costs relative to traditional non-wildfire-resistant home construction (i.e., homes not subject to CWUIC Part 7). Key findings from this analysis include:

- **Building to IBHS WFPH Base standards yields a potential savings of more than \$4,000** compared to CWUIC Part 7 due to no gutter guard requirement, open eave building material considerations, and non-tempered windows.
- **Building to WFPH Plus adds approximately \$2,000** in wildfire-resistant materials over CWUIC Part 7. For a 1,750 SF single-level home, added features include enclosed eaves, noncombustible soffits, and double-tempered windows.
- **Building to CWUIC Part 7 adds about \$13,000 over traditional construction costs** due to features like flame- and ember-resistant vents, open eave building material considerations, metal gutter systems, fire-rated wallboard for exterior walls, dual-paned single tempered windows, and a 0-5 foot noncombustible zone (rock mulch and metal fence).

When constructing a new home, many wildfire-resistant building material costs are comparable to non-wildfire resistant material costs. As indicated with previous studies, some of the most effective strategies to

reduce structure vulnerability to wildfire are relatively affordable. Risk-reduction strategies such as removing flammable materials from on top of and under the deck, clearing gutter systems, removing vegetation and debris from the roof, ensuring a 0-5 foot noncombustible zone, and relocating flammable materials from underneath the home are critical maintenance tasks with little to no cost to the homeowner.

Analysis from this study is explicit to wildfire-resistant building materials and did not capture the full building material costs for constructing an entire home. Values are based on a representative home in Altadena, California with a total estimated construction cost of around \$500,000. In other words, there are many other additional components and assemblies within a home that are not required for wildfire-resistant construction and are therefore not included in this analysis.

Similarly, there are building materials indicative of home construction preferences in Altadena, California that were assumed in this analysis. For example, common building material assemblies and design practices for this area in southern California include a tiled roof covering, fiber-cement siding, and concrete pour-on-grade patio. Additionally, since the model home was a pour-on-grade foundation, no foundation vents are included in the analysis.

The estimated costs for constructing a wildfire-resistant home are derived from a detailed analysis of a specific model home (see Methods& Assumptions section), which provides a clear, standardized baseline for evaluating material and design upgrades. While these figures are highly tailored to the size, layout, and features of that model home, findings from this research offer valuable insights into the broader cost implications of adopting wildfire-resistant practices for a variety of structure types. Differences in individual home components – for example, open eave construction versus enclosed eave construction – will influence associated cost considerations. Many of the expenses for improved wildfire resistant construction, such as wildfire resistant roofs, gutter systems, siding, venting, and a noncombustible zone—can be reasonably extrapolated to larger or more complex homes, though actual costs will vary depending on scale, architectural complexity, site-specific conditions, and materials selected.

Assembly	Component	Traditional	CWUIC Part 7	IBHS WFPH Base	IBHS WFPH Plus
Roof	Subtotal:	\$25,321	\$26,311	\$26,311	\$26,311
Eaves	Subtotal:	\$1,900	\$4,284	\$3,681	\$5,253
Exterior Walls	Subtotal:	\$11,461	\$13,569	\$13,578	\$13,591
Windows/ Doors	Subtotal:	\$8,431	\$11,391	\$8,431	\$12,241
Deck	Subtotal:	\$1,968	\$1,968	\$1,968	\$1,968
Zone 0	Subtotal:	\$1,106	\$3,742	\$3,742	\$3,742
	TOTAL (+18% inflation):	\$59,223	\$72,293	\$68,099	\$74,465
	Comparison to Traditional	\$-	\$13,070	\$8,876	\$15,242
	Comparison to CWUIC Part 7	\$-	\$-	\$(4,194)	\$2,172

Methods & Assumptions

Reducing home ignitions from wildfire requires understanding the different types of fire exposures a home might face. Homes burn down in three ways:

- Wind-blown embers traveling ahead of a wildfire can land on combustible material and ignite spot fires. Direct and indirect ember ignition scenarios are the most common cause of ignitions.
- Radiant heat from a nearby fire can ignite combustible materials. The effect of radiant heat depends upon the duration of the exposure, distance, and the intensity of the heat.
- Direct flame contact occurs when flames spread to touch a building or combustible material.

The three standards used in this analysis address one or more of the three types of fire exposure. While IBHS WFPH Base primarily addresses ember exposure, CWUIC Part 7 and IBHS WFPH Plus are intended to reduce vulnerability from all three types of ignition exposure.

The cost analysis for this study was based on a representative typical one-story, 1,750-square-foot, single-family home (footprint specifications measuring approximately 35 feet by 50 feet) in Altadena, California. Estimated costs are provided for constructing the home's roof, under-eave area, exterior walls, windows and doors, deck, and near-home landscaping (also known as Zone 0 or the 0-5 foot noncombustible zone) to wildfire-resistant standards. Suggested building materials considered southern California-specific housing trends, general homeowner material and design preferences, and structure and property characteristics. Mitigation measures for broader property management at the parcel level and minimizing fuels between homes, while critical in reducing wildfire risk to the primary structure, were beyond the scope of this project. These measures include maintaining defensible space and modifying sheds, outlying buildings, and other potential vulnerabilities.¹

Findings are adapted from results originally published in Headwaters Economics' report, *Construction Costs for a Wildfire-Resistant Home: California Edition* (2022) and *Building to Wildfire-Retrofitting a Home for Wildfire Resistance: Costs and Considerations* (2024).²

Building materials were selected based on their local availability and when possible, costs were verified with a national database (RS Means, 2023) for standard construction costs. Construction costs for building materials were calculated as a per-unit value. For instance, costs to replace individual windows, including glass and frame, were calculated and reported separately from the cost of an exterior wall. An inflation adjustment of 18% was added to total costs for each scenario to account for building material cost data collected in 2023.

Because of extensive variability in site conditions, composition, design, and building materials of home construction, it is difficult to assign an explicit cost for a single structure or group of structures. This research is therefore intended to provide an estimate of building materials for improved wildfire resistance.

The subsequent sections of this report provide an overview of the primary exterior home components most vulnerable to fire exposure and estimated costs for related wildfire-resistant building materials. It is important to note the estimates do not include contractor markup costs such as labor, overhead, and profit, which can significantly increase baseline building material costs. Residents and homeowners should consult local contractors for accurate, place-based construction costs.

¹ Insurance Institute for Business & Home Safety. (2023). IBHS Early Insights: Lahaina Fire – 2023. Retrieved from <https://ibhs.org/wp-content/uploads/IBHSEarlyInsights-LahainaFire.pdf>

² Barrett K and Quarles SL. (2024). Retrofitting a Home for Wildfire Resistance: Costs and Considerations. Headwaters Economics. Retrieved from <https://headwaterseconomics.org/natural-hazards/retrofitting-home-wildfire-resistance/>

Building Material Costs

Roof

Roofs are highly vulnerable to ignition due to their relatively large horizontal surface area. Many Class A fire-rated roof covering options are available with the most common being asphalt fiberglass composition shingled roof. Two vulnerable features of the roof edge can affect the vulnerability of the roof to ignition. These include roof covering profiles where a gap exists between the roof covering and roof sheathing (i.e., the roof deck) and gutters at the roof edge where vegetative debris can accumulate.

For this analysis, a tiled roof was assumed for all four scenarios and is the preferred roof covering for Altadena, CA. For the wildfire-resistant homes (CWUIC, WFPH Base, WFPH Plus), flame- and ember-resistant vents, metal flashing for roof valleys, and a fire-resistant underlayment were included in the cost analysis.

Assembly	Component	Traditional	CWUIC Part 7	IBHS WFPH Base	IBHS WFPH Plus
Roof	Roof covering	Tile	Tile	Tile	Tile
	Flashing	None	Metal	Metal	Metal
	Underlayment	Felt	Synthetic/Fire-resistant	Synthetic/Fire-resistant	Synthetic/Fire-resistant
	Roof gaps/openings	Bird stopping	Bird stopping	Bird stopping	Bird stopping
	Roof vents (ridge)	Plastic	Flame/ember-resistant vents	Flame/ember-resistant vents	Flame/ember-resistant vents
	Subtotal:	\$25,321	\$26,311	\$26,311	\$26,311

Under-Eave Area

Eaves play an important role for building design but they also create vulnerabilities and pathways for the building to ignite. Embers can travel through vents in the eave into the attic or accumulate in gaps between blocking and rafters in open-eave construction. Should flames reach the under-eave area, open eaves can also trap heat. Once there is an ignition in the under-eave area, fire will spread laterally more quickly.

Vents in the under-eave area allow air to enter the attic space. During a wildfire, vent openings can allow the entry of wind-blown embers into the interior attic space. If combustible materials in the attic ignite, the house can burn from the inside out. Newer vents have been designed to resist the intrusion of flames and embers.

Best practices for ignition resistance of an under-eave area are to enclose the eave with noncombustible soffit material and install flame- and ember-resistant vents (“WUI” vents). For this analysis, an enclosed eave was assumed for WFPH Plus construction, including a continuous linear flame- and ember-resistant vent. For the other home scenarios, an open eave design was assumed with applicable building materials considerations for vents and soffit.

Assembly	Component	Traditional	CWUIC Part 7	IBHS WFPH Base	IBHS WFPH Plus
Eaves	Design	Open	Open	Open	Enclosed
	Exposed roof deck	Wood	Noncombustible - fiber cement	Wood	N/A
	Soffit	None	None	None	Noncombustible - fiber cement
	Soffit vents	Circular - resin	Circular flame/ember-resistant	Circular flame/ember-resistant	Linear flame/ember-resistant
	Gaps/openings (vents)	None	Fire-rated caulk	Fire-rated caulk	Fire-rated caulk
	Gutters	Vinyl	Metal	Metal	Metal
	Gutter guard	None	Metal	None	Metal
	Drip edge	None	Metal	Metal	Metal
	Subtotal:	\$1,900	\$4,284	\$3,681	\$5,253

Exterior Walls

Exterior walls and components in the wall assembly can be vulnerable if exposed to embers, flames, or prolonged radiant heat from burning items located close to the home. These exposures can ignite combustible siding and the resulting flames can spread vertically and laterally to other wall components such as windows and the under-eave area. Additional considerations for the exterior wall include exterior wall vents such as gable, forced air, and foundation vents.

For this analysis, fiber-cement siding and trim were assumed for all four home scenarios and based on common building material preferences for Altadena, CA. Since the model home is a pour-on-grade foundation, no foundation vents were included in this analysis.

Assembly	Component	Traditional	CWUIC Part 7	IBHS WFPH Base	IBHS WFPH Plus
Ext Walls	Siding	Noncombustible - fiber cement	Noncombustible - fiber cement	Noncombustible - fiber cement	Noncombustible - fiber cement
	Trim	Noncombustible - fiber cement	Noncombustible - fiber cement	Noncombustible - fiber cement	Noncombustible - fiber cement
	Wallboard	None	Gypsum	Gypsum	Gypsum
	Forced Air vents	Vinyl	Vinyl	Vinyl w/ louver	Metal w/ louver
	Subtotal:	\$11,461	\$13,569	\$13,578	\$13,591

Windows and Doors

The glass of the window is vulnerable to breaking from exposure to radiant heat or direct flame contact. When glass in a window breaks, the combustible materials inside the home can be more easily ignited from the flames and/or embers that enter into the home. Wood- and vinyl-framed windows can burn or melt when exposed to radiant heat or flames, allowing the glass to fall out of the frame and flames and/or embers into the home.

Doors, including window glass set in doors, and door frames can fail for the same reasons as windows. Embers can accumulate in the small gaps between the door and frame, resulting in ignition of the door-framing and weather-sealing material including garage, pedestrian, and front doors.

A variety of different windows were assumed for this analysis and based on assumptions of traditional home construction compared to wildfire-resistant (and energy efficiency) requirements. For both the traditional home and WFPH Base, a vinyl-framed, single hung, dual-paned window with non-tempered (annealed) glass was assumed. For compliance with CWUIC Part 7 and energy efficiency standards, a dual-paned, single-tempered casement vinyl-framed window was analyzed. For the highest wildfire-resistance to prolonged radiant heat (WFPH Plus), a dual-paned, double-tempered metal-clad casement window was priced out.

Assembly	Component	Traditional	CWUIC Part 7	IBHS WFPH Base	IBHS WFPH Plus
Windows	Sliding glass window (48" x 36")	Vinyl framed; dual-paned, non-tempered annealed glass (single hung)	Vinyl framed; dual-paned, single tempered (casement)	Vinyl framed; dual-paned, non-tempered annealed glass (single hung)	Dual paned double tempered metal-clad glass window (casement)
Doors	Pedestrian	Wood	Wood - solid core	Wood - solid core	Wood - solid core
	Side door	Wood	Wood - solid core	Wood - solid core	Wood - solid core
	Sliding glass patio	Vinyl	Vinyl	Vinyl	Vinyl
	Garage	Aluminium	Aluminium	Aluminium	Aluminium
	Subtotal:	\$8,431	\$11,391	\$8,431	\$12,241

Attached Deck

Similar to a roof, a deck has a large horizontal surface area and can be vulnerable to embers and under-deck flames. A burning deck can expose the side of the house to extended radiant heat and/or direct flame contact. The deck walking surface and structural support members, as well as what is stored on or below the deck, are therefore important considerations. Enclosing the under-deck area with metal mesh screening can minimize the accumulation of vegetative debris, vegetation, and other combustible materials.

Most commonly used deck board products (including wood and plastic composite boards) are combustible. Decks with noncombustible walking surfaces include lightweight concrete or a flagstone product. Regardless of the walking surface, decks are typically supported by solid wood joists, beams, and columns that will be vulnerable to ignition if nearby combustible materials ignite.

For purposes of this study and based on homeowner preferences for the Altadena area in southern California, a concrete pour-on-grade patio was assumed for all four home scenarios. A pour-on-grade patio eliminates consideration of a structural support system including joists, beams, and columns that are required for an elevated decking assembly and are not included in this analysis.

Assembly	Component	Traditional	CWUIC Part 7	IBHS WFPH Base	IBHS WFPH Plus
Deck	Decking surface	Concrete pour-on-slab patio	Concrete pour-on-slab patio	Concrete pour-on-slab patio	Concrete pour-on-slab patio
	Subtotal:	\$1,968	\$1,968	\$1,968	\$1,968

Zone 0 (0-5 foot noncombustible zone)

Landscaping makes the home vulnerable when it ignites and allows fire to burn directly to the home. Ignition of near-home combustible materials (e.g., mulch, plants, fencing, vegetative debris and other combustible materials) from embers allows flames to touch the home regardless of how well broader vegetation management (defensible space) has been implemented and maintained.

Eliminating fuels within five feet of the home is an important mitigation strategy. The type of vegetation, mulch, and other near-home landscaping features and combustible materials in this zone including fencing, will affect the home's vulnerability to ember ignitions and the potential for radiant heat and direct flame contact.

This analysis considers mulch and fencing in the material selection within the 0-5 foot noncombustible zone. For the traditional home, bark mulch and a wood fence (including posts) were evaluated. For the three wildfire-resistant home scenarios, rock (pea gravel) mulch and a metal fence were analyzed. While there are many types of fencing, materials included in this study were for privacy fencing (versus a boundary fence such as wrought iron).

Assembly	Component	Traditional	CWUIC Part 7	IBHS WFPH Base	IBHS WFPH Plus
Zone 0	Mulch	Cedar bark	Gravel	Gravel	Gravel
	Fencing	Wood	Metal	Metal	Metal
	Subtotal:	\$1,106	\$3,742	\$3,742	\$3,742

Conclusion

In conclusion, this analysis reinforces that incorporating wildfire-resistant building materials—whether through California Wildland-Urban Interface Code (CWUIC) or the IBHS Wildfire Prepared Home (WFPH) standards—can be achieved at a relatively modest increase in cost compared to traditional construction. For a one-story, 1,750-square-foot mid-range home valued at \$500,000, building to WFPH Base increases total construction costs by 2% over a traditional home (and by 3% for WFPH Plus).

The estimated costs for building a wildfire-resistant home are based on a detailed assessment of a specific model home, providing a standardized baseline for evaluating material and design upgrades. Although tailored to that home's unique size and features, the findings offer broader insight into the potential costs of adopting wildfire-resistant construction across different types of homes. Variations in design elements—such as open versus enclosed eaves—affect overall expenses. Many fire-resistant upgrades, including roofing, siding, vents, gutters, and a 0-5 foot noncombustible zone, can be extrapolated to larger or more complex homes, though actual costs will vary with scale, design complexity, site-specific conditions, and building materials.

These investments provide meaningful protection against wildfire risks, especially when paired with simple, low-cost maintenance actions like clearing debris and maintaining a noncombustible zone. While this study focused on building materials, it also highlights the broader importance of community-wide mitigation, including managing defensible space and reducing fuel continuity between neighboring properties. As wildfire threats intensify across the West, the findings here suggest that building wildfire-resistant homes is both feasible and financially practical—an essential step toward safeguarding communities in high-risk areas.

Appendix: Cost and Materials Tables

Wildfire-Resistant Construction & Costs (2025)

Data Tables

Cost Estimates 2023-2024

ABOUT THE DATA

Pricing is from local suppliers and RSMeans, a national database of construction materials, labor, and contractor O&P costs. Findings are adapted from results originally published in Headwaters Economics’ report, Construction Costs for a Wildfire-Resistant Home: California Edition (2022) and Building to Wildfire-Retrofitting a Home for Wildfire Resistance: Costs and Considerations (2024).

RSMeans is updated quarterly, includes average construction cost indices from more than 970 cities, and uses the latest negotiated labor costs for average wages in 30 major cities. Prices include the cost of material as installed (i.e., material plus estimated labor and contractor overhead and profit costs). In some cases, pricing was not available through RSMeans and costs were derived from building subject matter expert, supplier, or local distributors.

Pricing includes analyzed building material costs available locally (e.g., at Home Depot and Lowes) and when possible, verified costs with a national database for standard construction costs. In most cases, demolition, labor, and contractor overhead are not included in building material costs.

COLUMN DEFINITIONS

Assembly: major groupings, or systems, of features such as roof, eaves, exterior walls, windows/doors, and deck.

Component: describes the part of the assembly that was priced.

Traditional: building materials conventionally used in a non-wildfire-resistant home

CWUIC Part 7: California Wildland-Urban Interface Code (CWUIC), Title 24 Part 7 for wildfire-resistant home construction

IBHS WFPH Base: Minimum criteria to meet IBHS Wildfire Prepared Home designation, such as creating the 0–5 Foot Noncombustible Zone, upgrading building features, and maintaining the defensible space surrounding the parcel to 30 feet.

IBHS WFPH Plus: Additional protective measures beyond the WFPH Base for key building features of the home, and to achieve enhanced wildfire-resistance to flame and radiant heat.

ABOUT HEADWATERS ECONOMICS

Headwaters Economics is an independent, nonprofit research group. Our mission is to improve community development and land management decisions.

<https://headwaterseconomics.org>
PO Box 7059, Bozeman, MT 59771
Contact: Kimiko Barrett, kimi@headwaterseconomics.org, 406-224-1837

Table 1: Building materials costs for wildfire-resistant standards

Assembly	Component	Traditional	CWUIC Part 7	IBHS WFPH Base	IBHS WFPH Plus
Roof	Roof covering	Tile	Tile	Tile	Tile
	Flashing	None	Metal	Metal	Metal
	Underlayment	Felt	Synthetic/Fire-resistant	Synthetic/Fire-resistant	Synthetic/Fire-resistant
	Roof gaps/openings	Bird stopping	Bird stopping	Bird stopping	Bird stopping
	Roof vents (ridge)	Plastic	Flame/ember-resistant vents	Flame/ember-resistant vents	Flame/ember-resistant vents
	Subtotal:	\$25,321	\$26,311	\$26,311	\$26,311
Eaves	Design	Open	Open	Open	Enclosed
	Exposed roof deck	Wood	Noncombustible - fiber cement	Wood	N/A
	Soffit	None	None	None	Noncombustible - fiber cement
	Soffit vents	Circular - resin	Circular flame/ember-resistant	Circular flame/ember-resistant	Linear flame/ember-resistant
	Gaps/openings (vents)	None	Fire-rated caulk	Fire-rated caulk	Fire-rated caulk
	Gutters	Vinyl	Metal	Metal	Metal
	Gutter guard	None	Metal	None	Metal
	Drip edge	None	Metal	Metal	Metal
	Subtotal:	\$1,900	\$4,284	\$3,681	\$5,253
Exterior Walls	Siding	Noncombustible - fiber cement	Noncombustible - fiber cement	Noncombustible - fiber cement	Noncombustible - fiber cement
	Trim	Noncombustible - fiber cement	Noncombustible - fiber cement	Noncombustible - fiber cement	Noncombustible - fiber cement
	Wallboard	None	Gypsum	Gypsum	Gypsum
	Forced Air vents	Plastic	Plastic	Vinyl w/ louver	Metal w/ louver
	Subtotal:	\$11,431	\$13,569	\$13,578	\$13,591
Windows	Sliding glass window (48" x 36")	Vinyl framed; single-paned, non-tempered annealed glass (single hung)	Vinyl framed; dual-paned, single tempered (casement)	Vinyl framed; single-paned, non-tempered annealed glass (single hung)	Dual paned double tempered metal-clad glass window (casement)
Doors	Pedestrian	Wood	Wood - solid core	Wood - solid core	Wood - solid core
	Side door	Wood	Wood - solid core	Wood - solid core	Wood - solid core
	Sliding glass patio	Vinyl	Vinyl	Vinyl	Vinyl
	Garage	Aluminium	Aluminium	Aluminium	Aluminium
	Subtotal:	\$8,431	\$11,391	\$8,431	\$12,241
Deck	Decking surface	Concrete pour-on-slab patio	Concrete pour-on-slab patio	Concrete pour-on-slab patio	Concrete pour-on-slab patio
	Subtotal:	\$1,968	\$1,968	\$1,968	\$1,968
Zone 0	Mulch	Cedar bark	Gravel	Gravel	Gravel
	Fencing	Wood	Metal	Metal	Metal
	Subtotal:	\$1,106	\$3,742	\$3,742	\$3,742
	TOTAL (+18% inflation):	\$59,223	\$72,293	\$68,099	\$74,465
	Comparison to Traditional	\$-	\$13,070	\$8,876	\$15,242
	Comparison to CWUIC Part 7	\$-	\$-	\$(4,194)	\$2,172

Table 2: Minimum criteria to meet wildfire-resistant standards

Component	CWUIC Part 7	IBHS WFPH	IBHS WFPH+
Roof covering and underlayment	Requires a Class A fire-rated roof covering. Plug gaps at ends (i.e., bird-stopped, fire-stopped). A minimum 36-inch-wide mineral-surfaced asphalt fiberglass composition cap sheet must be installed under metal valley flashing. Where the roof profile results in a gap between the covering and the roof deck, a mineral-surfaced asphalt fiberglass composition cap sheet must be installed over the roof surface.	Class A (cover or assembly)	Class A (cover or assembly)
Roof vents	WUI vents on horizontal/ vertical planes or non-corrosive 1/16" to 1/8" screen on a sloped roof.	WUI vents or vents covered with noncombustible, non-corrosive 1/16" to 1/8" screen on a sloped roof.	WUI vents or vents covered with noncombustible, non-corrosive 1/16" to 1/8" screen on a sloped roof.
Skylights (not included in analysis)	Glass unit must be dual-paned, single tempered and protected with noncombustible, non-corrosive 1/16" to 1/8" screen.	N/A	Glass unit must be dual-paned, single tempered and protected with noncombustible, non-corrosive 1/16" to 1/8" screen.
Eaves	Soffited or open-eave allowed. If open-eave, nominal 2x material (or greater) is required as blocking and rafters. Exposed roof deck shall be constructed of a material that is noncombustible, or ignition-resistant, or tested for 10-minute direct flame contact, or have a one-hour fire rating on the exterior side of the framing.	N/A	Noncombustible soffit for enclosed eave; Materials approved for 1 hour fire resistance, or 2-inch nominal dimension lumber).
Eave/soffit vents	WUI vents on horizontal/ vertical planes; non-corrosive 1/16" to 1/8" screen.	WUI vents or vents covered with noncombustible, non-corrosive 1/16" to 1/8" screen.	WUI vents or vents covered with noncombustible, non-corrosive 1/16" to 1/8" screen.
Gutter System (downspouts, gutter, guard, drip edge)	Noncombustible gutters and downspouts. Gutter cover material unspecified. Metal drip edge assumed.	Noncombustible gutters and downspouts. No gutter guard req'd. Metal drip edge assumed.	Noncombustible cover. Metal drip edge assumed.
Siding	Five options for compliance: 1) noncombustible material, 2) ignition-resistant material, 3) heavy timber construction, 4) log wall assembly, or 5) assembly complying with SFM 12-7.	6-inches of noncombustible material on the base of the wall (cover).	Noncombustible covering
Gable vents	WUI vents on horizontal/ vertical planes.	WUI vents or vents covered with noncombustible, non-corrosive 1/16" to 1/8" screen.	WUI vents or vents covered with noncombustible, non-corrosive 1/16" to 1/8" screen.
Dryer vents	N/A	Louver required over vent opening	Louver required over vent opening
Foundation vents	WUI vents on horizontal/ vertical planes. (Not included in this analysis due to pour-on-grade foundation)	WUI vents or vents covered with noncombustible, non-corrosive 1/16" to 1/8" screen.	WUI vents or vents covered with noncombustible, non-corrosive 1/16" to 1/8" screen.
Windows	Four options for compliance: 1) multipaned glazing with a minimum of one tempered pane, 2) glass block units, 3) fire-resistance rating of not less than 20 minutes, or 4) meeting performance requirements of SFM 12-7A-2.	N/A	Dual-paned; double tempered glass or fire-resistance rating of not less than 20 minutes.
Doors	Noncombustible; ignition-resistant covering; or 20 minute fire rated door; or solid core; weather stripping req'd for gaps in the door and door opening (>1/8").	N/A	Noncombustible; ignition-resistant covering; or 20 minute fire rated door; or solid core.
Decking surface	Noncombustible; Ignition resistance materials, fire treated wood.	N/A	Noncombustible
Mulch	Noncombustible	Noncombustible	Noncombustible
Fencing	Noncombustible within 5 feet.	Noncombustible within 5 feet.	Noncombustible within 5 feet. No parallel (back-to-back) combustible fences within 5 feet of each other (5-30 feet from house).



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: January 7, 2026

SUBJECT: Deliberations: Tumalo RV Park Text Amendment

RECOMMENDED MOTION:

Upon conclusion of the deliberations, the Board may:

- Approve the application
- Deny the application
- Continue deliberations to a date to be determined

BACKGROUND AND POLICY IMPLICATIONS:

The Board of Commissioners (Board) will hold deliberations to consider a Text Amendment request submitted by Joel Gisler. The applicant proposes amendments to Chapter 18.67 of Deschutes County Code to allow a recreational vehicle (RV) park as a conditional use in the Tumalo Commercial District.

A public hearing was held before the Board on October 22, 2025, and the written record was left open until November 12, 2025.

The full record is available at the following link:

<https://www.deschutes.org/cd/page/247-25-000106-ta-tumalo-rv-park-text-amendment>

BUDGET IMPACTS:

None

ATTENDANCE:

Audrey Stuart, Associate Planner



COMMUNITY DEVELOPMENT

MEMORANDUM

TO: Board of County Commissioners

FROM: Audrey Stuart, Associate Planner

DATE: December 29, 2025

SUBJECT: January 7th Deliberations for RV Park Text Amendment

The Board of County Commissioners ("Board") held a public hearing on October 22, 2025, to consider a request for a Text Amendment (file no. 247-25-000106-TA) to allow recreational vehicle (RV) parks as a conditional use in the Tumalo Commercial District. The Board is scheduled to deliberate on January 7, 2026, in consideration of this request.

I. BACKGROUND

The applicant is requesting amendments to Chapter 18.67 of Deschutes County Code, to allow an RV park as a conditional use in the Tumalo Commercial District. The applicant proposes the following siting standards for new RV parks in this zone:

- a. The area of the parcel(s) proposed for development shall exceed 2.3 acres but no more than 5 acres;
- b. The parcel(s) shall all be located in a sewer district or confirmation shall be provided that a sewerage system that can serve the proposed sewage flow from the Recreational Vehicle Park is both legally and physically available; and
- c. The single parcel or at least one of the contiguous parcels under common ownership shall be adjacent to State Highway 20.

Based on these proposed siting standards there appears to be only one property that could qualify for an RV park, which is a 5.8-acre group of taxlots owned by the applicant. Staff notes the Text Amendment does not approve the establishment of an RV park on a specific property, and any future proposal would undergo a site-specific review through a Conditional Use Permit and Site Plan Review. The applicant also proposes to modify the purpose statement of the Tumalo Commercial District to include the travel needs of people passing through the area. The proposal includes new road access standards that would apply to RV parks in the Tumalo Commercial District. Currently DCC 18.128.170 applies to RV parks in all zones and requires the property to be accessed by a road that is classified as an arterial or collector. The applicant proposes an exception to allow an RV park

in the Tumalo Commercial District to be accessed by a local road if the developer can demonstrate that the road will not be unreasonably impacted. Lastly, the applicant proposes language requiring quiet hours and clarifying that the RV park will not create permanent residential dwellings.

Currently, DCC 18.67.040(C)(8) allows for the continued use or expansion of a manufactured home or RV park that existed as of 1996, but does not allow for the creation of a new RV park in the Tumalo Commercial District. The proposed Text Amendment is limited to the Tumalo Commercial District and would not modify the standards that apply to RV parks in other zones.

II. HEARINGS OFFICER RECOMMENDATION

The Deschutes County Hearings Officer held a public hearing on May 9, 2025, and following the hearing the written record was left open until July 28, 2025. On September 3, 2025, the Hearings Officer issued a recommendation for approval of the proposed Text Amendment evaluating compliance with all applicable review criteria. The Hearings Officer recommended a minor wording change to replace “sewer district” with “sanitary district or sanitary authority” to better align with language used in State regulations. The Hearings Officer’s proposed edits are incorporated into the applicant’s proposed Code language, which is included as Exhibit 1.

III. BOARD CONSIDERATION

The request includes an amendment to Deschutes County Code, which can only be modified by an ordinance from the Board. Therefore, the Board is required to take action on this application.

On September 3, 2025, the Board voted to initiate a *de novo* review of the subject application and a public hearing was held on October 22, 2025. The written comment period ended on November 12, 2025, and this application is ready for Board consideration. Per DCC Section 22.20.040(D), the review of this application is not subject to the 150-day review period typically associated with land use decisions. The record for this file is available through the following link:

<https://www.deschutes.org/cd/page/247-25-000106-ta-tumalo-rv-park-text-amendment>

IV. NEXT STEPS

If the Board determines that additional deliberations are necessary, staff will work with the Board to schedule a future meeting for continued deliberations. If the Board concludes their deliberations during the January 7, 2026, meeting, the Board may then vote on whether to approve or deny the Text Amendment. If the Board renders a vote during the January 7, 2026, meeting, staff will coordinate with the Board to return for a future meeting to review the draft decision, draft ordinance and relevant exhibits. If appropriate, the first reading of the ordinance can be initiated at that time.

ATTACHMENT(S):

1. Proposed Code language
2. Decision matrix

Attachment A: Proposed Text Amendment

18.67.040 Commercial (TuC) District

The Tumalo Commercial District is intended to allow a range of limited commercial and industrial uses to serve the community and surrounding area or the travel needs of people passing through the area.

- A. Permitted Uses. The following uses and their accessory uses are permitted outright and do not require site plan review under DCC 18.124.
 - 1. A single-unit dwelling or duplex.
 - 2. A manufactured dwelling subject to DCC 18.116.070.
 - 3. Type 1 Home Occupation, subject to DCC 18.116.280.
 - 4. Class I and II road or street project subject to approval as part of a land partition, subdivision, or subject to the standards of DCC 18.67.060 and 18.116.230.
 - 5. Class III road or street project.
 - 6. Operation, maintenance, and piping of existing irrigation systems operated by an Irrigation District except as provided in DCC 18.120.050.
 - 7. Residential home.
- B. Uses Permitted, Subject to Site Plan Review. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.67, 18.116, and 18.124:
 - 1. A building or buildings, none of which exceeds 4,000 square feet of floor area to be used by any combination of the following uses:
 - a. Retail or service business.
 - b. Eating and/or drinking establishment.
 - c. Offices.
 - d. A dwelling unit permitted outright or conditionally, in the same building as a use permitted in DCC 18.67.040.
 - e. Marijuana wholesaling, office only. There shall be no storage of marijuana items or products at the same location.
 - 2. Any of the uses listed under DCC 18.67.040 proposing to occupy more than 4,000 square feet of floor area in a building subject to the provisions of DCC 18.67.040(E).
 - 3. Child care facility and/or preschool.
- C. Conditional Uses. The following uses and their accessory uses are permitted subject to the applicable provisions of DCC 18.116, 18.124, and 18.128:
 - 1. Religious institutions or assemblies.
 - 2. Bed and breakfast inn.
 - 3. Type 2 or Type 3 Home Occupation, subject to DCC 18.116.280.
 - 4. Park.
 - 5. Public or semi-public building.
 - 6. Utility facility.
 - 7. Water supply or treatment facility.
 - 8. Manufactured dwelling/~~RV park~~ on a lot or parcel in use as a manufactured dwelling park ~~or recreational vehicle park~~ prior to the adoption of PL-15 in 1979 and being operated as of June 12, 1996, as a manufactured dwelling park ~~or recreational vehicle park~~, including any expansion of such use~~s~~ on the same lot or parcel as configured on June 12, 1996.
 - 9. The following uses and their accessory uses may be conducted in a building or buildings not to exceed 4,000 square feet of floor area.

- a. Farm equipment, sales, service, or repair.
 - b. Trailer sales, service, or repair.
 - c. Vehicle service or repair.
 - d. Veterinary clinic.
- 10. The following uses may be conducted in a building or buildings not to exceed 10,000 square feet of floor area:
 - a. Manufacturing or production.
 - b. Wholesale sales.
 - c. Marijuana retailing, subject to the provisions of DCC 18.116.330.
- 11. Wireless telecommunications facilities, except those facilities meeting the requirements of DCC 18.116.250(A) or (B).
- 12. Surface mining of mineral and aggregate resources in conjunction with the operation and maintenance of irrigation systems operated by an Irrigation District, including the excavation and mining for facilities, ponds, reservoirs, and the off-site use, storage, and sale of excavated material.
- 13. Psilocybin service centers, subject to the provisions of DCC 18.116.380.
- 14. Recreational Vehicle Parks.**
- D. Use Limitations. The following use limitations shall apply to the uses listed in DCC 18.67.040(C)(10).
 - 1. Compatibility.
 - a. Any use expected to generate more than 50 truck-trailer and/or heavy equipment trips per day to and from the subject property shall not be permitted to locate on a lot or parcel abutting or across a local or collector street from a lot or parcel in a residential district.
 - 2. Traffic and Parking.
 - a. A use that generates more than 20 auto or truck trips during the peak hour of the day to and from the premises shall document with facts that the affected transportation facilities are adequate to serve the proposed use, considering the functional classification, capacity, and level of service of the affected transportation facility.
 - b. All parking demand generated by uses permitted by DCC 18.67 shall be accommodated entirely on the premises.
- E. Requirements for Large Scale Uses.
 - 1. All uses listed in DCC 18.67.040(B) may have a total floor area exceeding 4,000 square feet but not greater than 10,000 square feet if the Planning Director or Hearings Body finds:
 - a. The use is intended to serve the community and surrounding rural area, or the traveling needs of people passing through the area;
 - b. The use will primarily employ a work force from the community and surrounding rural area; and
 - c. It is not practical to contain the proposed use within 4,000 square feet of the floor area.
 - 2. This provision does not apply to uses listed in DCC 18.67.040(C)(10).
 - 3. For the purposes of DCC 18.67.040, the surrounding rural area is described as the following: extending north to the Township boundary between Townships 15 and 16; extending west to the boundary of the public lands managed by the U.S. Forest Service in T16S-R11E; extending south to the south section lines of T17S-R12E sections 4,5,6 and T17S-R11E sections 1,2,3; and extending east to Highway 97.

- F. Design Standards. Ground Floor Windows. The following criteria for ground floor windows apply to new buildings in the TuC district except those uses listed in DCC 18.67.040(C)(10) and any residential use. The provisions of DCC 18.124 also apply.
1. The windows must be at least 50 percent of the length of the ground level wall area and 25 percent of height of the ground level wall area. Ground level wall area includes all exterior wall area up to nine feet above the finished grade. The window requirement applies to the ground level of exterior building walls which abut sidewalks or streets.
 2. Required window areas shall be either windows that allow views into working areas, lobbies, pedestrian entrances or display windows.
- G. Lot Area Requirements. The minimum lot area is 10,000 square feet. In addition, lot area requirements for this district shall be determined by spatial requirements for sewage disposal, required landscaped areas, and off-street parking.
- H. Lot Coverage Standards.
1. Lot Coverage: No lot coverage requirements, provided spatial requirements for parking, sewage disposal, and landscaping are satisfied.
 2. No use listed in DCC 18.67.040(C)(10) that is abutting or across a local or collector from a lot or parcel in a residential district shall exceed 70 percent lot coverage, including outside storage, and off-street parking and loading areas.
- I. Setback Standards.
1. Front Setback. The front setback shall be a maximum of 15 feet, except as otherwise allowed by DCC 18.124.070 (D)(3). The front setback for structures may be reduced, but not increased, to the average setback distance of existing structures on abutting lots or parcels.
 2. Side Setback. No requirement, subject to DCC 18.67.040(I)(4).
 3. Rear Setback. No specific requirement, subject to DCC 18.67.040 (I)(4).
 4. Exceptions to Setback Standards.
 - a. Lot line(s) abutting a residential zone. For all new structures or substantial alterations of a structure requiring a building permit, on a lot or parcel abutting a residential district, the setback shall be a minimum of 15 feet. The required setback will be increased by one foot for each foot by which the structure height exceeds 20 feet.
 - b. Lot line(s) abutting an EFU zone. Any structure requiring a building permit, on a lot or parcel abutting EFU-zoned land receiving special assessment for farm use, shall have a minimum setback of 100 feet from any shared lot line.
- J. Additional Standards for Recreational Vehicle Parks**
1. **Recreational Vehicle Parks shall only be allowed on a single parcel or contiguous parcels under common ownership that meet the following requirements:**
 - a. **The area of the parcel(s) proposed for development shall exceed 2.3 acres but no more than 5 acres;**
 - b. **The parcel(s) shall all be located in the boundaries of a sanitary district or sanitary authority, or confirmation shall be provided that a sewage collection and disposal system that can serve the proposed sewage flow from the Recreational Vehicle Park is both legally and physically available; and**
 - c. **The single parcel or at least one of the contiguous parcels under common ownership shall be adjacent to State Highway 20.**
 2. **Compliance with DCC 18.128.170.**
 - a. **To ensure compliance with DCC 18.128.170(G) which prohibits any**

recreational vehicle remaining in a park for more than 30 days in a 60 day period, Recreational Vehicle Parks in the Tumalo Commercial District shall only provide temporary lodging with no recreational vehicles utilized as permanent "residential dwellings" as that term is used in ORS 197.493.

- b. Compliance with DCC 18.128.170(O) requiring that access to a Recreational Vehicle Park shall be from an arterial or collector street shall not be applicable in the Tumalo Commercial District so long as an applicant instead demonstrates that the street providing direct access to the proposed Recreational Vehicle Park shall not be unreasonably impacted. To demonstrate compliance with this standard, an applicant shall address traffic capacity and flow, geometric design, pavement design, livability impacts on local residents, and accessibility and convenience to amenities and state highways.
- c. Recreational Vehicle Parks in the Tumalo Commercial District shall impose quiet hours from 10:00 pm to 7:00 am daily.

BOCC Decision Matrix
Page 1 of 4

Tumalo RV Park Text Amendment Land Use File Nos. 247-25-000106-TA					
Issue Area 1 and Approval Criteria	Hearings Officer's Recommendation	Opponent's Position	Applicant's Position	Staff Comment	Board Determination
Did the applicant adequately address all relevant Deschutes County Comprehensive Plan policies, Statewide Planning Goals, and legal and technical arguments?	Based on evidence in the record, the Hearings Officer found that the proposal complies with applicable County provisions and state statute. The Hearings Officer noted that the majority of comments received in opposition were not directed at specific approval criteria. Furthermore, the Hearings Officer did not identify any applicable goals and policies beyond those identified in the application materials and staff report. The Hearings Officer found that there were no legal or technical reasons to deny the application.	Oppositional comments state an RV park is inconsistent with the rural nature and intended purpose of the Tumalo Commercial District (TUC). Though most comments were not directed at specific approval criteria, concerns included impacts to natural resources such as the Deschutes River as well as impacts to neighborhood livability. Oppositional comments questioned the local economic benefit of permitting RV parks as well as the impacts to water and wastewater systems.	<p>The applicant notes that DCC 18.67.040(C)(8) currently allows for the use and expansion of an RV park that existed as of June 12, 1996, which indicates they are compatible with the TUC Zone. The application materials note existing and potential commercial uses within the TUC Zone which could have greater adverse impacts than a potential RV park.</p> <p>The applicant also notes that the proposed amendment to the purpose statement of the TUC Zone is consistent with OAR 660-022-0030(4)(C) and will provide better clarity regarding permitted uses, as well as more economic opportunities within Tumalo.</p> <p>The applicant modified their proposal to address concerns regarding environmental and health risks. Under the currently proposed language, each RV space would be required to be connected to a central sewer system.</p>	Staff reiterates that the subject application is solely a Text Amendment to Chapter 18.67 of Deschutes County Code. The proposed Amendment does not approve or deny a specific RV park on any parcel. The applicant provided a site plan and renderings for illustrative purposes only, and future development would require Conditional Use Permit and Site Plan Review approval.	<p>Does the Board agree with the Hearings Officer's findings related to Comprehensive Plan Policies and Statewide Planning Goals, along with the findings related to the legal and technical arguments raised in the record?</p> <p>If yes, the Board may continue reviewing the application and move to Issue Area # 2.</p> <p>If no, the Board may review Issue Areas #3-4 and determine whether they are met.</p>

BOCC Decision Matrix

Page 2 of 4

Issue Area 2 and Approval Criteria	Hearings Officer's Recommendation	Opponent's Position	Applicant's Position	Staff Comment	Board Determination
Are there policy reasons to approve the proposed Amendments?	The Hearings Officer evaluated applicable approval criteria but did not provide a policy recommendation.	<ul style="list-style-type: none">Negative impacts of an RV park would disproportionately burden local residents.An RV park would not provide economic benefit to surrounding property owners.The livability and natural resources of Tumalo could be degraded by the increased number of short-term visitors.	<ul style="list-style-type: none">There is a documented shortage of RV parks and campgrounds within Deschutes County.Providing approved RV parks may minimize the negative impacts associated with dispersed camping on public land.Tourism provides economic development for Deschutes County.	<p>Staff reiterates that the subject application is solely a Text Amendment to Chapter 18.67 of Deschutes County Code. The proposed Amendment does not approve or deny a specific RV park on any parcel. The majority of the oppositional comments are more relevant to later stages of review (e.g. Conditional Use Permit and Site Plan Review approval) if the text amendment is approved and the owner desires to move forward with development.</p> <p>The Board may choose to provide additional policy reasons to approve or deny the Amendments, in addition to those listed here.</p>	Does the Board choose to make policy determinations relating to the proposed Amendments?
					If yes, the Board may approve or deny the application based on policy reasons listed here, or provide additional policy reasons.

BOCC Decision Matrix

Page 3 of 4

Issue Area 3 and Approval Criteria	Hearings Officer's Recommendation	Opponent's Position	Applicant's Position	Staff Comment	Board Determination
Traffic Impacts: Has the applicant demonstrated compliance with Transportation Planning Rule (TPR) OAR 660-012?	The Hearings Officer found that the applicant had demonstrated compliance with the Transportation Planning Rule, as outlined in OAR 660-012-0060 and Statewide Planning Goal 12. The Hearings Officer noted that many of the comments regarding traffic impacts and safety concerns were speculative and did not refute the analysis provided by the applicant's traffic engineer.	Opponent comments state traffic impacts will negatively impact local residents, and there are existing concerns regarding pedestrian safety and road capacity within Tumalo. Comments cite existing issues such as the lack of a complete sidewalk network and note that access to the subject site would require RV traffic on residential streets. Comments also state that an exception to DCC 18.128.170(O) should not be granted due to the narrow local roads within Tumalo.	The application materials include a transportation memorandum dated January 8, 2025, prepared by a professional traffic engineer. The applicant provided an addendum dated October 28, 2025 that responded to concerns regarding the ability of large vehicles and trailers to maneuver on surrounding roads. The applicant's materials note that the TUC District allows for a range of commercial uses, which could have significantly greater traffic impacts than an RV park.	The Deschutes County Transportation Planner submitted comments on April 14, 2025, which agree with the methodology and conclusions of the applicant's transportation memorandum. These comments note that additional site-specific information may be required at the time of a specific development proposal in order to address DCC 18.116.310.	If yes, the Board may continue reviewing the application.
					If no, the Board may deny the subject application.

BOCC Decision Matrix

Page 4 of 4

Issue Area 4 and Approval Criteria	Hearings Officer's Recommendation	Opponent's Position	Applicant's Position	Staff Comment	Board Determination
Is the proposal consistent with the Tumalo Community Plan?	The Hearings Officer found that allowing RV parks in limited circumstances is consistent with the Community Plan, and will depend on the fact-specific proposal. The Hearings Officer provided findings specific to the Economic Development Goal and corresponding Policies 4 and 5. The Hearings Officer responded to general claims that an RV park is incompatible with "small town rural character" by noting that RV parks exist in rural areas, but found that many oppositional comments did not provide enough specificity to address the Plan's policies.	Opponents state the recent Tumalo Community Plan (TCP) update captured residents' desire to maintain the small-town character of Tumalo, and an RV park does not align with that goal. Opponents state the proposed amendment to DCC 18.67.040, the purpose statement of the TUC District, does not align with the Community Vision Statement or Goals of the TCP. Oppositional comments raise concerns regarding the number of transient guests that an RV park would bring to the unincorporated community, and whether it would degrade the existing small town character or strain public services.	The applicant states the proposed amendments are consistent with the Tumalo Community Plan and cites, among others, Economic Development Policy #4, which is "Support economic development initiatives and tourism in the Tumalo area." The applicant states the Community Plan does not expressly prohibit or limit RV park development; the Plan's language is intentionally broad and the community vision is implemented through DCC 18.67. The applicant notes the existence of rural RV parks, including nearby Tumalo State Park, to rebut the argument that RV parks are inherently an urban use.	Staff found the proposal complies with the Tumalo Community Plan.	If yes, the Board may continue reviewing the application.
					If no, the Board may determine that the Tumalo Community Plan goals and policies are significant factors to be considered and may be treated as applicable approval criteria.



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: January 7, 2026

SUBJECT: Consideration of AOC Logo Request for LOCAL Act (TLT) Letter of Support

BACKGROUND AND POLICY IMPLICATIONS:

Association of Oregon Counties (AOC) has requested Deschutes County's consideration in adding the County logo to support their Transient Lodging Tax (TLT) work in the upcoming legislative session.

The letter is attached and is the latest version of AOC's local government coalition's one-pager for the TLT bills that Sen. Weber and Rep. Javadi will be introducing for the 2026 legislative session (there will be a Senate version and a House version).

BUDGET IMPACTS:

None

ATTENDANCE:

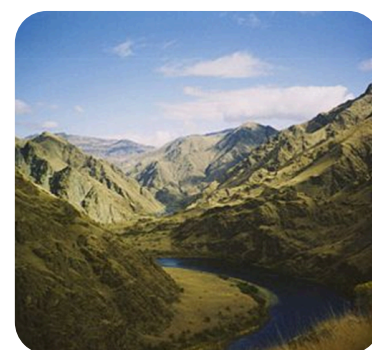
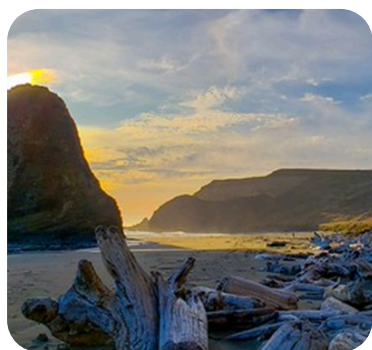
Cam Sparks, Budget & Financial Planning Manager
Jen Patterson, Strategic Initiatives Manager

Support the LOCAL Act:

The Local Opportunities for Community Advancement and Livability Act will create flexibility for Oregon communities to reinvest in the places visitors love.

LC 18 & LC 51

Tourism is vital to Oregon's economy—but it also puts significant strain on local infrastructure, public safety, and community resources. Cities and counties currently have limited flexibility in how they can use transient lodging tax (TLT) dollars. The LOCAL Act updates outdated restrictions so communities can better balance supporting tourism with maintaining the quality of life for residents.



What the LOCAL Act Does

The LOCAL Act increases flexibility by adjusting the post-2003 lodging tax distribution so that 60% can be used for critical local services and infrastructure and 40% remains dedicated to tourism promotion and facilities. The LOCAL Act empowers local communities to maintain tourism in a way that meets their residents and visitors needs.

Why We Support the LOCAL Act

- **Keeps Communities Safe**

In places like Clatsop County, one-third of all law enforcement interactions involve non-residents. Local governments need resources to respond to rising demands on police, fire, and rescue services.

- **Oregonians Support It**

Over 70% of voters support allowing more local lodging tax revenue to fund essential city services that keep tourism sustainable.

- **Addresses Real Costs of Tourism**

Tourists increasingly stay in short-term rentals outside traditional tourism zones, adding wear on roads, parks, and water systems. Cities and counties have a combined transportation deficit of nearly \$1.5 billion and more than \$5 billion in water infrastructure needs.

- **Protects Outdoor Recreation**

Oregon's trails, campgrounds, and parks are seeing record use. Most park systems report \$5–9 million in deferred maintenance on average. HB 3962A ensures local governments can maintain these shared assets.

The LOCAL Act gives cities and counties the tools to manage tourism responsibly—so visitors and residents alike can continue enjoying Oregon's communities, safely and sustainably.



THE PEARL OF TILLAMOOK BAY



Where Life is Sweet



CITY OF WESTFIR

Baker City
OREGONCITY OF
GEARHARTCITY OF
Corvallis

CITY OF SEASIDE

INDEPENDENCE
Oregon's Story Begins Here

CITY OF BEND

Contact: Jenna Jones, League of Oregon Cities, jjones@orcities.org or 971-416-6818Justin Low, Association of Oregon Counties, jlow@oregoncounties.org or 503-502-4126



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: January 7, 2026

SUBJECT: Review draft Leadership Bend presentation

BACKGROUND AND POLICY IMPLICATIONS:

The Commissioners have been invited to present to Leadership Bend on January 20, 2026 from 1 – 2:30 p.m. Staff will review the draft Leadership Bend presentation with the BOCC and make edits per the BOCC's direction.

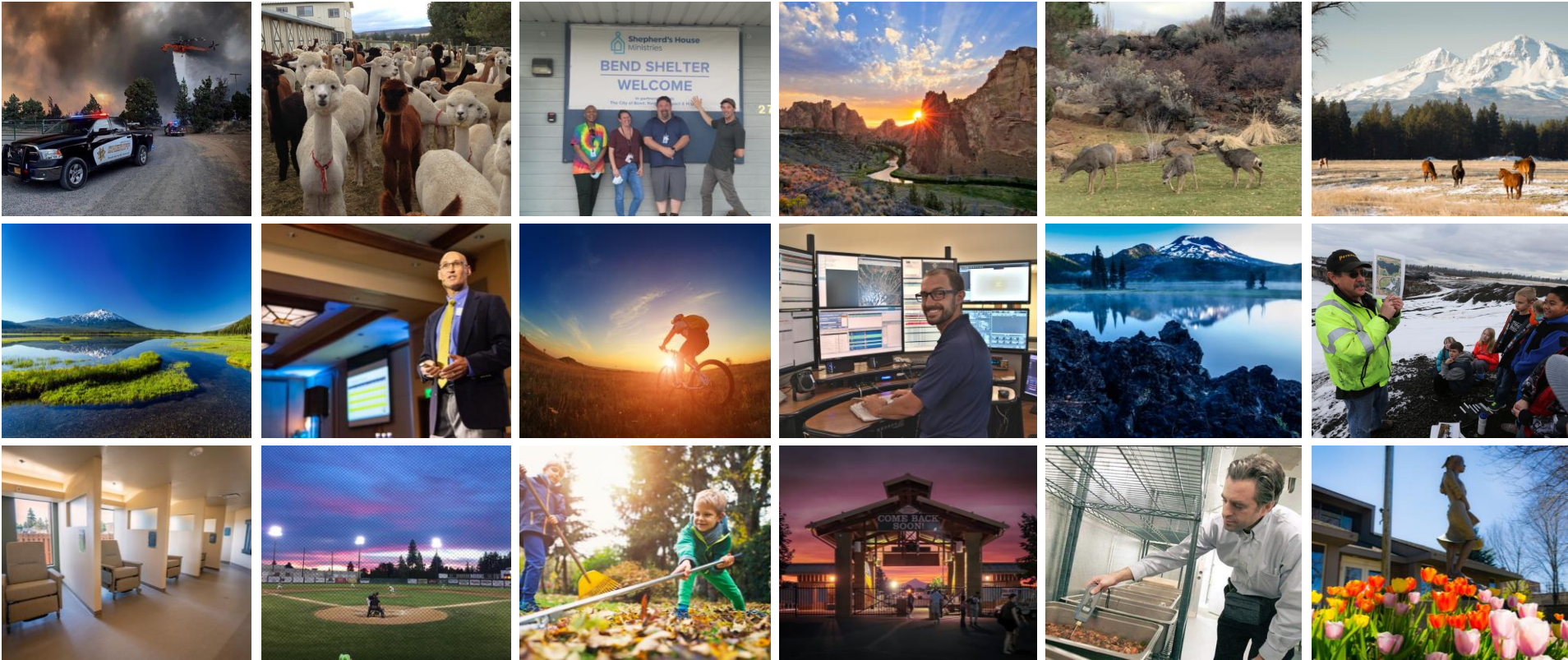
BUDGET IMPACTS:

No anticipated budget impacts.

ATTENDANCE:

Jen Patterson, Strategic Initiatives Manager

Deschutes County



Deschutes County Commission

The Commissioners adopt policies, create and enforce County ordinances, hold hearings and review, amend and adopt the County's budget.



Phil Chang



Tony DeBone



Patti Adair



Oregon Counties: Providing Vital Public Services



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INTERNAL AUDIT

BOARD OF COMMISSIONERS

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DEPUTY COUNTY ADMINISTRATOR

COUNTY ADMINISTRATOR

DEPUTY COUNTY ADMINISTRATOR

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9-1-1 SERVICE DISTRICT

INFORMATION TECHNOLOGY

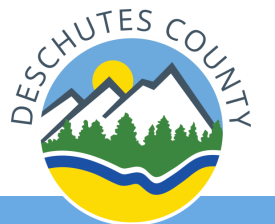
HEALTH SERVICES

COMMUNICATIONS

Connecting with you...



**What questions do you
have about the County?**



County Updates



- Solid Waste Modernization
- Courthouse Expansion
- Downtown Campus Master Plan
- Fair & Expo Market Analysis & Master Plan
- Commissioner Expansion
- District Mapping



2026 Legislative Priorities



- Community Corrections Funding
- Behavioral Health
 - Reducing Administrative Burden
 - Joint taskforce on regional accountability
- Public Health Modernization Funding
- Transportation Funding
- Transient Lodging Tax



Get Involved



Get Involved

- Find opportunities at www.Deschutes.org/volunteer

Join our team

- www.Deschutes.org/jobs

Connect with us – County College

- www.Deschutes.org/countycollege
 - 10 Weeks – September - November



Questions & Discussion

