



MEMORANDUM

DATE: August 15, 2022

TO: Participants in Tumalo Community Plan 2020-2040

FROM: Peter Russell, Senior Transportation Planner

RE: Draft Vision Statement, Goals, and Policies for TCP Open House #2, August 22, 2022

The Planning Division is updating the 2010-2030 Tumalo Community Plan (TCP) to 2020-2040 due to changes in the community over time. Additionally, the County received a \$75,000 Transportation Grant Management (TGM) from the State of which \$50,000 was dedicated to update the bike/ped/transit, aka Active Transportation, element of the TCP. The County hired Kittelson and Associates (KAI) to do the work for the TGM grant.

The purpose of this memo is to summarize the roughly three-month process to gather public input on the TCP update; present the draft Vision Statement, goals, and polices; gather additional public feedback; and describe the next steps. The proposed Vision Statement, goals, and policies appear toward the end of this memo in Section V.

I. PURPOSE OF MEETING

The Tumalo Community Plan (TCP) is a policy document that sets a broad vision for the community and contains goals and policies to guide development in Tumalo. The TCP, however, is not a set of approval criteria for a land use decision. Staff at Open House #2 will present a draft Vision Statement, Goals, and Policies for TCP 2020-2040. Posters around the room will list the goals and policies along with staff nearby to answer questions. Attendees will receive 24 dots to put on a matrix of the draft vision statement, goals, and policies. There are six goals and 45 policies. For the matrix posters, attendees are to use 12 dots to put on language they support and 12 to put on language they oppose. There will also be Post It notes at each station if an attendee wishes to leave a brief, general comment. Longer comments or more copy-editing style remarks can be left at www.deschutes.org/tumaloplan. The website will be open for comments until 5 p.m. Friday, September 2.

As background, Tumalo is an Unincorporated Community under Oregon Administrative Rule (OAR) 660-022, meaning the land use pattern is quasi-urban in terms of density and land uses and predated the state’s land use system. The state classifies Tumalo as a Rural Unincorporated

Community¹ and the County administers it under Deschutes County Code (DCC) 18.67. The Tumalo Community Plan is Section 4.7 of the Comprehensive Plan and appears as Appendix B of the Comprehensive Plan.

II. PUBLIC INPUT TO DATE

Staff has received public input through a TCP website, an open house, one-on-one meetings with staff, online surveys, e-mails, and phone calls. These comments were then used to develop the draft vision statement, goals, and policies.

Staff prepared a website, www.deschutes.org/tumaloplan, which included a StoryMap that provided a narrative of the TCP's history, purpose, and process; a survey asking about major topics pertinent to Tumalo; and a place for members of the public to provide e-mail contact info. The website accepted comments from April 27 until May 25, receiving responses from 55 individuals.

The Planning Division held an Open House on May 11, 2022, at the Tumalo Community School gym, explaining the relationship of the TCP to other County plans and why the 2010-2030 TCP was being updated. The main purpose of the May 11 open house was to seek public input on major topics. Approximately 70 people attended and provided input at breakout tables organized topically for land use, environment and recreation, sewer, population growth, and transportation.

For those who preferred a more informal setting, staff set up "Ask A Planner" meetings from June 13-17, 2022, at the Tumalo Coffeehouse. Staff listed available times and people scheduled appointments to meet with staff. Zoom meetings were also an option. Approximately 10 people participated in Ask A Planner.

As part of the TGM grant, staff joined Kittelson & Associates (KAI), the consultant hired to focus on the active transportation elements in Tumalo, on a walking tour of downtown Tumalo. This June 8, 2022, walking tour began at the fire station at Cook/4th, went west to edge of US 20, looped north to Tumalo Community School, then went east to Cline Falls Hwy and south on Cook to the Bite. The roughly 90-minute tour attracted 20-25 people. Major discussion points were students being dropped off/picked up at Tumalo Community School; residents' use of the fitness track by the school; challenges of the Cline Falls Highway/Tumalo Road intersection; travel speeds through downtown Tumalo; the need for wider shoulders to accommodate cyclists on both Cline Falls Highway and Tumalo Road; and issues, opportunities, and constraints if Cascades East Transit (CET) extends transit to Tumalo as called for in CET's master plan.

¹ OAR 660-020-010(7) "Rural Community" is an unincorporated community which consists primarily of permanent residential dwellings but also has at least two other land uses that provide commercial, industrial, or public uses (including but not limited to schools, churches, grange halls, post offices) to the community, the surrounding area, or to persons traveling through the area.

III. MAJOR THEMES FROM THE PUBLIC AND STAFF RESPONSES

The public expressed concerns about Tumalo losing its feel as a small town with a rural aspect. However, we also heard from others who wanted to ensure Tumalo was still available to develop, provided there were adequate safeguards. The public also expressed concerns about the vitality of the Deschutes River; the volume and speeds of traffic especially on US 20, Cook Avenue, and Cline Falls Highway; concerns about the effects of drought; and that if a sewer were to be expanded into Tumalo that it be a public facility.

Staff responded by creating three new goals for the TCP and 16 new policies for public comment. The new goals were:

- Natural Resources, Open Space, and Recreation Goal
- Residential Area Goal
- Economic Development Goal

Of the 16 new policies, nine were in the Natural Resources, Open Space, and Recreation section; Economic Development has three new policies; Residential Area, Public Facility, Road Network, and Road and Sidewalk sections each has one new policy.

Specifically, the new Natural Resource, Open Space and Recreation are Policy Numbers 2, 3, 4, 5, 11, 12, 14, 15, and 16.

Of the Residential Area policies, Number 1 is new.

Of the Economic Development policies Numbers 2, 3, and 5 are new.

Of the Public Facility policies, Number 7 is new.

Of the Road Network Policy, Number 3 is new.

Of the Road and Sidewalk Policies, Number 6 is new.

IV. DRAFT COMMUNITY VISION STATEMENT

The overwhelming majority of public comments stressed keeping Tumalo a rural locale with a small town feel. This repeats the sentiment of the 2010-2030 TCP, thus while labeled “draft” staff has retained the TCP’s previous vision statement with a minor edit, deleting the hyphen from small town and replacing rural community with rural area:

“Retain the livability of Tumalo as a rural small town by ensuring safe and efficient public services and collaborating with the surrounding rural area.”

V. DRAFT GOALS AND POLICIES

Staff discussed all the comments received in the processes described above, the goals and policies of the 2010-2030 TCP, revised or eliminated goals and policies that were either duplicative or no longer germane or of questionable legality, and finally edited the draft goals and policies for brevity and clarity. The draft goals and policies are as follows:

Land Use Goal

Continue to implement a clear and transparent planning process and policy framework reflective of the community's small town rural character.

Land Use Policies

1. Conform land use regulations to the requirements of Unincorporated Communities as defined in OAR 660 Division 22 or any successor.
2. Ensure County plans and land use regulations comply with state requirements for agricultural uses in the exclusive farm use zones.
3. Encourage the preservation of historical structures such as the Tumalo Community Church (1905) and the Laidlaw Bank and Trust (1910).
4. Review the Tumalo Community Plan periodically to determine if it meets the current and future needs of the area.

Natural Resources, Open Space, and Recreation Goal

Support the preservation and conservation of natural resources, cultural resources, and open space while providing ample and diverse opportunities for recreation.

Natural Resources, Open Space, and Recreation Policies

1. Continue to support Tumalo as a regional bicycle destination.
2. Support community and agency partners in planning and development of a multi-use trail system from Tumalo State Park to Tumalo.
3. Encourage consolidation of designated access points and education of trail users to preserve riparian areas.
4. Encourage voluntary designation of open space and public access to Deschutes River on adjacent private properties.
5. Provide County perspective and support for community-based conservation projects to protect the health and vitality of the Deschutes River and its tributaries.
6. Preserve publicly owned lands along the Deschutes River as designated open space.

7. Collaborate with public, private, and nonprofit organizations on infrastructure improvements near recreation areas including formal river access points, wayfinding signage, lighting, or sanitary facilities.
8. Support community efforts to designate the segment of the Deschutes River through Tumalo as an Oregon Scenic Waterway for its recreational values.
9. Coordinate with community partners on the development of a trails and recreation master plan.
10. Assist in outreach to Oregon State or municipal parks and recreation districts to explore the annexation of Tumalo into an existing district.
11. Assess opportunities for access and parking improvements at heavily-used river access points.
12. Explore whether the County should form a Parks and Recreation District as part of the County's Comprehensive Plan Update.
13. Coordinate with community partners on efforts to designate new parks and maintain local parks.
14. Encourage preservation or improvement of groundwater quality and the conservation of groundwater supplies.
15. Provide public educational outreach on the importance and benefits of water conservation, encouraging low water use and drought tolerant landscaping.
16. Encourage Tumalo to become a fire-adapted community through the Firewise Program.

Residential Area Goal

Maintain the small-town character and feel of Tumalo, while accommodating the community's residential growth.

Residential Area Policies

1. Encourage density and design features that are compatible with existing development.
2. Permit livestock in the residential districts subject to use limitations.
3. Plan and zone for a diversity of housing types and densities suited to the capacity of the land to accommodate water and sewage requirements.

Economic Development Goal

Retain the economic vibrancy of Tumalo’s historic core and industrial areas while providing economic development opportunities that are compatible with the small-town rural character of the community.

Economic Development Policies

1. Encourage design standards in the commercial district so new development is compatible with the rural character of the community and reduces negative impacts on adjacent residential districts.
2. Explore alternatives to the solar setback standards for development within the commercial zoning districts of Tumalo.
3. Allow residential uses and mixed residential/commercial uses, without inhibiting future commercial development opportunities in the Commercial Zoning Districts.
4. Support economic development initiatives and tourism in the Tumalo area.
5. Coordinate with relevant agencies during review of industrial uses to mitigate adverse effects upon water availability or wastewater disposal.
6. Limit industrial activities to low-impact uses that rely on rural resources as defined in OAR 660-004-0022(3)(a).

Public Facilities Goal

Ensure irrigation, domestic water, wastewater, and other utility systems are safe, efficient, and economical.

Public Facility Policies

1. Consider water and wastewater capacity when assessing development capabilities on individual lots in Tumalo.
2. Promote efficient water and wastewater systems in new development to manage water resources carefully.
3. Encourage early planning and acquisition of sites needed for public facilities.
4. Support replatting of lots in the area comprising the Laidlaw Plat and other lands designated commercial to create lots large enough to accommodate a DEQ approved on-site sewage disposal system, or connection to a septic system if available, consistent with the findings of the Tumalo Sewer Feasibility Study.
5. Coordinate with local Irrigation Districts and the Tumalo Town Ditch to avoid adverse effects on their infrastructure and distribution systems.
6. Maintain efforts to ensure the Tumalo domestic water system complies with public health regulations and state and federal water quality regulations.

7. If Tumalo residents initiate district formation, coordinate with the residents and business owners on the creation of a public sewer district.

Transportation Goal

Provide a safe and efficient system for all modes of transportation, including bicycle, pedestrian, and transit, to support local economic development, recreational uses, and community health.

Road Network Policies

1. Periodically review the Transportation System Plan policies and standards for Tumalo to reflect best practices.
2. Periodically review existing roadway design requirements to ensure complete streets which accommodate all modes of travel.
3. Collaborate with the Oregon State Police and Deschutes County Sheriff's Office to address speeding within Tumalo.

Road and Sidewalk Policies

1. Implement road development standards for Tumalo that are consistent with the small-scale character of the community.
2. Utilize land development and grant funding opportunities to improve street segments identified for improvement in the Transportation System Plan.
3. Provide functional, cost-effective sidewalks within the commercial core while preserving the rural character of the residential areas.
4. Provide sidewalks or multi-use paths where they are needed for safety, as set forth in the Transportation System Plan.
5. Construct sidewalks specified on community roads without curbs and gutters and allow adequate room for utilities.
6. Provide wayfinding signage and maintenance best practices on County arterials and collectors to ensure safe and accessible routes for all users.

VI. NEXT STEPS

Staff will review the public input received at TCP Open House #2 and see if the Vision Statement, Goals, and Policies need further revision. Staff will present a finalized version to the community either via a third open house or online via the website. Staff will eventually submit a post-acknowledgement plan amendment (PAPA) application that will have a public hearing first before the Planning Commission and then another before the Board of County Commissioners. A specific date has not been set, but staff is anticipating a fall date.

The PAPA will contain both a clean final version of the TCP and one with underline for new text and ~~striethrough~~ for deleted text. The PAPA application will also include a matrix listing the changes, both additions and deletions, and the reasons for them.