



Minutes

**DESCHUTES COUNTY PLANNING COMMISSION
DESCHUTES SERVICES CENTER
1300 NW WALL STREET, BEND, OREGON, 97703
NOVEMBER 9, 2023 – 5:30 P.M.**

THIS MEETING WAS CONDUCTED IN PERSON, ELECTRONICALLY, AND BY PHONE. IT WAS AUDIO AND VIDEO RECORDED AND CAN BE ACCESSED AT THE DESCHUTES COUNTY MEETING PORTAL WEBSITE WWW.DESCHUTES.ORG/MEETINGS

I. Call to Order

Vice Chair Hovekamp called the meeting to order at 5:30 pm. Planning Commissioners present in-person: Susan Altman, Kelsey Kelley, Toni Williams, Matthew Cyrus, Patrick Trowbridge.

Staff present: Peter Gutowsky, Community Development Department (CDD) Director; Will Groves, Planning Manager; Nicole Mardell, Senior Planner; Tanya Saltzman, Senior Planner.

II. Approval of Minutes – October 12 and October 26, 2023

Commissioner Williams moved to approve the minutes. Commissioner Cyrus seconded. Vote: Yes – unanimous. Minutes approved.

III. Public Comment

Doug Morgan asked about water and sewage service to Deschutes River Recreation Homesites.

IV. Action Items

1. Continued Public Hearing: Deschutes County 2040 Comprehensive Plan Update (*Nicole Mardell, Senior Planner*)

- Nicole presented hearing opening statements.
- Public Testimony:
 1. Randy Windlinx – Natural resource impacts, refer to Oregon study, submitted documents to commission for review.

Motion: Commissioner Cyrus moved to continue hearing through December 14, 2023, Commissioner Williams seconded. Vote: Yes – unanimous.

2. Public Hearing: RV's as Rental Dwellings (SB 1013) (*Tanya Saltzman, Senior Planner*)

- Tanya presented hearing opening statements.
- Commissioners asked clarifying questions.
- Public Testimony:
 1. Mike Honey – Definition of rental agreement, reporting criteria, tax implications.
 2. Jennifer Kemp – Opposed, concerned about code compliance burden. Better options for housing.
 3. Deren Ash – Bill is result of failed housing policies but housing is needed, proposal has burdensome criteria.
 4. Jeff Hubley – Support. Small living advocate, Bend area affordability decreasing, alternative housing is a solution.
 5. Ruby Swanson – Opposed. Property line setback concerns, traffic, road maintenance, solid waste, trash service should be required.

6. Christina Culver – Support. Small living advocate, bill is significant stride towards sustainable options.
7. Edgar Julian Caballero – Support. Provides additional income, alternative housing option, question the need for will-serve letter.
8. Alexis Stephens – Support. Quick, affordable housing option, provides additional income.
9. Nunzie Gould – Encourage RV parks in lieu of proposal. Unable to enforce, better define housing needs.
10. Susie Hart – Many considerations before implementing, landlord/tenant laws.
11. Guy Vernon – The practice and need for RV living is prevalent, develop a standard and legal path for safe living.
12. Susie Hart – Permitting process question, public comment period should be open until after January 1, 2024.

Motion: Commissioner Cyrus moved to continue hearing through December 14, 2023, Commissioner Williams seconded. Vote: Yes – unanimous.

V. Planning Commission and Staff Comments

Will: Staff appreciates and values participation. Transportation System Plan scheduled before Board of County Commissioners November 29, 2023. Staff diligently working on Clear and Objective Standards project from House Bill 3197.

Peter: Assoc. of Oregon Counties conference week of November 21, 2023, likely items for discussion at next meeting. January 11, 2024 meeting will need to nominate and select Chair and Vice Chair. Appreciate willingness and dialog to keep record open for public input on RV's as Tenancies.

Commissioner Cyrus: Requesting taller microphones for staff and public comments.

Commissioner Trowbridge: Requesting more public input at next meeting.

Vice Chair Hovekamp: Requesting better linking to public record.

VI. Adjourn

The meeting was adjourned at 7:20 pm.

Respectfully submitted by,

Tracy Griffin

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