



Minutes

DESCHUTES COUNTY PLANNING COMMISSION
DESCHUTES SERVICES CENTER
1300 NW WALL STREET, BEND, OREGON, 97703
SEPTEMBER 11, 2025 – 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

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I. Call to Order

Chair Matt Cyrus called the meeting to order at 5:32 p.m. Planning Commissioners present in person: Chair Matt Cyrus, Vice Chair Susan Altman, Kelsey Kelley, Jessica Kieras. Present via Zoom: Toni Williams, Mark Stockamp, Nathan Hovekamp. Staff present: Will Groves, Planning Manager, Nicole Mardell, Senior Planner, Stephanie Marshall, Senior Assistant Legal Counsel.

II. Approval of Minutes

The Planning Commission (PC) reviewed the minutes from the July 10, 2025, meeting.
Motion: Commissioner Kelley moved to approve the minutes. Vice Chair Altman seconded the motion.
Vote: The motion passed unanimously.

III. Public Comment

None.

IV. Action Items

1. Housing Panel Discussion Presenter: Nicole Mardell

Nicole introduced a housing panel discussion addressing regional housing planning, which emerged from the PC's work plan development process. The panel included representatives from:

- Brent Bybee, Community Development Director, City of La Pine
- Brian Rankin, Senior Strategist, and Matt Stewart, Real Estate Director, City of Bend
- Morgan Greenwood, VP Government Affairs, Central Oregon Builders Association
- Ryan Kelling, Executive Director of Human Resources, Bend-La Pine Schools

The panel provided comprehensive information on housing supply status, construction constraints, and how cities plan for growth with housing. Key topics addressed included development trends, infrastructure challenges, affordability concerns and workforce housing needs across the region. Presentations and a

housing statistics handout are attached to these minutes. The housing statistics handout utilizes data provided by Cascades East Association of Realtors.

2. Request to Review Hearings Officer Decisions

Presenter: Will Groves

Will presented a request to review the Hearings Officer decision for cases 247-23-000302-DR and 247-25-000093-A. Staff explained that under current ordinances, the PC's quasi-judicial review authority was modified in 2000, limiting the Commission to recommending quasi-judicial review to the Board of County Commissioners rather than conducting such reviews directly.

Commissioner Kieras made a motion to schedule a work session to discuss the topic and better understand land use decisions. Commissioner Williams seconded the motion.

Discussion: The majority of Commissioners expressed interest in reviewing the cases to better understand land use decision processes. Commissioner Hovekamp expressed concern about setting precedent and indicated he would not participate if the Commission proceeded with review.

Vote: The motion passed with a majority aye vote.

Staff will prepare a presentation for the October meeting providing case history and procedural context for the Commission's educational review.

V. Planning Commission and Staff Comments

Staff provided updates on various ongoing projects and upcoming agenda items, including dark skies lighting amendments, Terrebonne community planning efforts, and the comprehensive plan reconsideration process. Commissioners expressed appreciation for the informative housing panel presentation.

VI. Adjournment

Chair Cyrus adjourned the meeting at 8:07 pm.

Respectfully submitted by Tracy Griffin

All materials including (but not limited to) video, presentations, written material and submittals are subject to the County Retention Policy. The meeting was conducted in a hybrid format, adhering to the guidelines set by the Deschutes County Planning Commission for public engagement and meeting conduct.