



**Minutes**

**DESCHUTES COUNTY PLANNING COMMISSION  
DESCHUTES SERVICES CENTER  
1300 NW WALL STREET, BEND, OREGON, 97703  
MAY 8, 2025 – 5:30 P.M.**

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**I. Call to Order**

Chair Matt Cyrus called the meeting to order at 5:30 p.m. Planning Commissioners present in person: Chair Matt Cyrus, Kelsey Kelley, Mark Stockamp, Nathan Hovekamp. Present via Zoom: Vice Chair Susan Altman. Absent: Jessica Kieras, Toni Williams. Staff present: Peter Gutowsky, Community Development Department (CDD) Director, Will Groves, Planning Manager, Tanya Saltzman, Senior Planner, Stephanie Marshall, Senior Assistant Legal Counsel. Consultants present via Zoom from MIG Consulting: Matt Hastie, Kate Rogers.

**II. Approval of Minutes**

The Planning Commission (PC) reviewed the minutes from the April 24, 2025, meeting.

**Motion:** Commissioner Kelley moved to approve the minutes. Commissioner Stockamp seconded the motion.

**Vote:** The motion passed unanimously.

**III. Public Comment**

None.

**IV. Action Items**

- 1. Deliberations: Clear and Objective Housing Text Amendments for Goal 5, providing a summary of the procedures to date, amendments and public comments received.**

**Presenter:** Tanya Saltzman, Senior Planner

Tanya noted the public hearing was held on April 24, 2025, with the verbal portion closed and the written record held open until April 30, 2025.

Summary of Amendments:

- This is the third package of the Clear & Objective amendment project.
- Amendments pertain to Goal 5 resources addressing scenic and wildlife resources.
- The project provides clear and objective approval paths while maintaining existing discretionary paths.

Public Testimony Summary: Four parties provided testimony.

1. **Central Oregon LandWatch** submitted three comments:
  - Suggested organizational improvements for plan and cluster development amendments.
  - Proposed language clarification for siting standards in wildlife area combining zones.
  - Maintained that the County should apply Goal 5 and conduct an Economic, Social, Environmental, and Energy (ESEE) Analysis.
2. **Oregon Department of Fish and Wildlife (ODFW)** provided commentary about the discretionary nature of existing Goal 5 programs, with follow-up clarification that they were not suggesting changes to the amendments but were making general observations.
3. **Chair Matt Cyrus** submitted questions about plan and cluster developments and minimum acreage sizes.
4. **Casey Roscoe** provided verbal testimony regarding:
  - Concerns about the paint palette provided in the clear and objective pathway.
  - General limitations about the wildlife area combining zone.
  - Questions about the county's ability to require conditions of approval for outdoor assemblies.

**Staff Response to Comments:**

- Regarding the paint palette: Staff maintained that while the code references Miller Paint, it is not requiring the use of that brand but providing a standardized reference.
- Regarding Wildlife Area (WA) zone uses raised by Ms. Roscoe: The comments were beyond the scope of the current project as this effort is focused only on providing clear and objective pathways.
- Regarding Central Oregon LandWatch's ESEE Analysis concern: Staff, in consultation with legal counsel, maintains this is not necessary as the amendments maintain equivalent protections.
- Regarding driveway access standards in landscape management zones: Staff will continue to investigate options.

**Commission Discussion:** Commissioners discussed several points:

- The appropriateness of the paint palette standards.
- The "300 feet from existing road" requirement and whether "continuous use" language should be added.
- Why plan and cluster developments were removed from the clear and objective path.
- Driveway access standards in landscape management zones.

**Motion:** Commissioner Hovekamp moved to close deliberations on the Clear and Objective Housing Text Amendments – Goal 5 package and recommended approval of the language as drafted. Commissioner Altman seconded the motion. Chair Cyrus added a suggestion that staff please pass on our comments to the Board of County Commissioners (BOCC).

**Vote:** The motion passed unanimously.

**V. Planning Commission and Staff Comments**

Tanya Saltzman: Update on 5/7/25 BOCC meeting and RV's as Rental Dwellings, noting this was adopted by emergency order.

**Will Groves:**

- Reported on the BOCC activities from the previous day, including the Thornburgh Remand hearing, which had a large attendance, and adoption of RV's as Rental Dwellings text amendments.
- Noted the CDD work plan was presented.
- Informed the Commission that the next PC meeting is cancelled.
- Reported the final Clear and Objective module dealing with multi-family housing is in progress.
- Updated on Medical hardship dwellings.

- Tany is taking on the Dark Skies project. Farm and Forest code update is coming.
- Multi-family housing is an upcoming topic.

Peter Gutowsky:

- Acknowledged the PC's contributions to recent projects.
- BOCC held a hearing on May 7, 2025 on the Work Plan and are accepting written comments until May 14, 2025
- Noted the CDD budget proceedings are scheduled for May 14, 2025.
- Budget committee meeting on May 14, 2025.
- Expressed pride in department performance on complex projects.
- Thanked the PC for their service.

Stephanie Marshall:

- Noted she will be arguing at the Court of Appeals regarding BOCC denial of a psilocybin service center application.
- Reported the Solid Waste Advisory Committee (SWAC) landfill siting issue is being re-examined, both past and potential new options.
- Mentioned ongoing work on various land use decisions, including Thornburgh, Comprehensive Plan reconsideration,

Commissioners:

- Commissioner Hovekamp discussed the homeless population movement from China Hat Rd. and where they are relocating to. Questions about when PC commissioners enter comments into the record during open testimony period of a public hearing. Stephanie Marshall advised the appearance of bias is something to be mindful of, up to each commissioner to decide, knowing there may be public perception challenges.
- Commissioner Stockamp thanked staff for a smooth process and reminded about fire-free days at Knott Landfill. Is interested in continuing fire-preparedness discussions.
- Commissioner Kelley expressed appreciation for staff support.
- Chair Cyrus thanked everyone for a good discussion.

## VI. Adjourn

Chair Cyrus adjourned the meeting at 6:39 pm.

Respectfully submitted by Tracy Griffin

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