



**Minutes**

**DESCHUTES COUNTY PLANNING COMMISSION  
DESCHUTES SERVICES CENTER  
1300 NW WALL STREET, BEND, OREGON, 97703  
MARCH 13, 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](http://WWW.DESCHUTES.ORG/MEETINGS)**

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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, Vice Chair Susan Altman, Nathan Hovekamp, Kelsey Kelley, Mark Stockamp. Commissioners present via Zoom: Jessica Kieras, Toni Williams. Staff present: Peter Gutowsky, AICP, Community Development Director; Will Groves, CFM, Planning Manager; Nicole Mardell, AICP, Senior Planner, Tarik Rawlings, Senior Transportation Planner.

**II. Approval of Minutes**

The commission reviewed the minutes from the February 27, 2025, meeting.

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

**Vote:** Unanimous approval, Commissioner Hovekamp abstained due to absence.

**III. Public Comment**

None

**IV. Action Items**

**1. Public Hearing: Temporary Hardship Dwelling Text Amendment**

**Presenter:** Nicole Mardell, AICP, Senior Planner

Senior Planner Mardell presented details on proposed text amendments concerning temporary hardship dwellings, summarizing the intent and proposed changes to align with state regulations and Land Use Board of Appeals (LUBA) precedents. Notable amendments proposed:

- Clarification of eligibility for hardship dwellings to include both property owners and non-owner residents.
- Addition of “aged” individuals alongside “infirmed” for hardship eligibility.
- Extending renewal requirement from annually to biennially (every two years).
- Allowing the use of existing buildings for temporary hardship dwellings in non-resource zones under defined conditions.

**Public Testimony:**

- Leanne Patterson from Sisters provided comments and requested clarification regarding parameters for hardship dwellings.

**Commission Discussion:**

- Commissioner Kelley inquired about implications from a referenced LUBA case, permit renewal procedures, and related code enforcement actions.
- Commissioner Altman asked how to share clerical amendments to the proposal to staff.

**Motions and Decisions:**

- Commissioner Williams motioned to close both oral and written portions of the hearing and begin deliberations; this motion received no second and thus did not proceed.
- Commissioner Altman motioned to close the oral hearing but leave the written record open until 4 p.m. on March 19, 2025.
  - **Second:** Commissioner Kelley
  - **Vote:** Unanimous approval

**Action Item Outcome:**

Public hearing oral comments concluded; written record remains open until March 19, 2025, for additional submissions.

**2. Work Session: Clear and Objective Housing Text Amendments – Title 17 (Subdivisions)**

**Presenter:** Tarik Rawlings, Senior Transportation Planner, joined by MIG Consultants Kate Rogers and Matt Hastie.

Senior Transportation Planner Rawlings explained proposed amendments to Title 17 related to subdivisions and housing developments, emphasizing clear and objective standards to streamline housing developments and comply with state requirements. The work session was in preparation for a public hearing scheduled for March 27, 2025.

**Commissioner Questions/Comments:**

- Commissioner Hovekamp requested clarification on the compliance of the two-track process (clear and objective track versus discretionary review) with state law.
- Commissioner Altman sought specific examples and definitions for clarity within the proposed amendments.

**3. Work Session: Planning Division Work Plan for FY 2025-2026**

**Presenter:** Will Groves, Planning Manager

Planning Manager Groves reviewed the Planning Division's proposed work plan for the upcoming fiscal year.

**Commissioner Questions/Comments:**

- Commissioner Altman inquired specifically about details related to the Redmond section of the work plan.
- Commissioner Hovekamp questioned guidance on prioritizing items for Planning Commission productivity; Groves suggested submitting prioritization feedback before the upcoming public hearing to include them in the public hearing materials.
- Commissioner Stockamp acknowledged improvements in the code enforcement case resolution, seeking Groves' feedback on this progress.

**V. Planning Commission and Staff Comments**

- Will Groves and Nicole Mardell provided updates on the comprehensive plan's status, noting the appeal to LUBA by Central Oregon LandWatch. The County is pausing the LUBA appeal to hold a reconsideration hearing, which will allow an opportunity to address new issues raised in the petitioner's brief. The reconsideration hearing will take place before the Board of County Commissioners this spring (likely April) and will be *limited de novo* to focus specifically on the issues raised in the petitioner's brief. Stephanie Marshall, Legal Counsel Senior Assistant, is contributing behind-the-scenes support to staff.
- Commissioner Hovekamp reminded attendees of the total lunar eclipse occurring later that evening.
- Commissioners Williams, Kieras, Kelley, Altman, Stockamp, and Cyrus offered no additional comments.

**VI. Adjourn**

Chair Cyrus adjourned the meeting at 7:31 pm.

Respectfully submitted by,

Tracy Griffin

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