



Minutes

**DESCHUTES COUNTY PLANNING COMMISSION
DESCHUTES SERVICES CENTER
1300 NW WALL STREET, BEND, OREGON, 97703
FEBRUARY 22, 2024 – 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

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

Staff present: Peter Gutowsky, Community Development Department (CDD) Director; Nicole Mardell, Senior Planner; Stephanie Marshall, Assistant Legal Counsel.

II. Approval of Minutes – February 8, 2024

Vice Chair Kieras motioned to approve minutes; Commissioner Kelley seconded. Commissioners Cyrus, Kelley, Kieras, Altman voted to approve minutes, Chair Williams abstained.

III. Public Comment

None

IV. Action Items

1. Deliberations: Deschutes County 2040 Comprehensive Plan Update (Nicole Mardell, Senior Planner)

- Nicole presented an overview of status and deliberation options of Modules 3 and 4, recreation, economic development, housing, destination resorts, energy and comments submitted by Central Oregon Irrigation District.
- Chair Williams began discussion of matrix items:
 - 1) Should policy language be added to require collaboration among city, county, and state agencies on recreation topics?
Discussion: Commissioner Cyrus requested clarification of the proposed language. Keep current language.
Motion: None made.
 - 2) Should additional policy language be added to support the footbridge tentatively planned near the southern edge of Bend’s Urban Growth Boundary (UGB)?
Discussion: Commissioner Cyrus requested clarification of the proposed language. Recommended to retain staff language.
Motion: None made.
 - 3) Should policy language be added to limit trails near farm and forestry operations?
Discussion: Vice Chair Kieras suggested more balanced language. Commissioners Cyrus and Kelley discussed resource land uses and practices, right-to-farm. The group discussed revisions to Policy 8.12 that could balance concerns of property owners with recommendations from parks and recreation agencies.
Motion: Commissioner Williams asked for a vote on preference to amend policy 8.1.2 as follows: Collaborate with partners to develop a regional system of trails and open spaces, prioritizing balancing recommendations from local park districts, County, state, and

federal recreation plans and studies and property owner considerations, particularly for projects adjacent to farm and forest lands.

Vote 3-2 in favor. Chair Williams asked staff to note that this was a divided topic. Commissioners Kieras, Kelley, and Williams in favor. Commissioners Altman and Cyrus would have preferred to include reference to additional limitations to protect rights to farm.

- 4) Should policy be amended to consider balancing land, infrastructure, environment, and resource capabilities with economic development?
Discussion: Recommended retaining existing language.
Motion: None made.
- 5) Should additional narrative text be added to recognize development and housing as key to promoting growing the economy?
Discussion: Staff recommends additional text. Commissioners in favor of staff adding an additional paragraph to the comprehensive plan to reference role of land development and housing in economic development.
Motion: None made.
- 6) Should the County integrate Central Oregon Landwatch (COLW0)'s recommended edits to rural commercial goal and policy language?
Discussion: Chair Williams requested clarification regarding OAR 660-0240-0040, 0045. Vice Chair Kieras requested clarification of "As state law allows" from Stephanie Marshall. Commission recommended retaining existing language.
Motion: None made.
- 7) Should the county integrate Central Oregon Landwatch (COLW)'s recommended edits to rural industrial goal and policy language?
Discussion: Similar to item 6 discussion, commission recommended retaining existing language.
Motion: None made.
- 8) Should policy language be amended to discourage short-term or vacation rentals?
Discussion: Nicole explained existing language and Board of County Commissioners (BOCC) discussions. Commission recommended retaining existing language.
Motion: None made.
- 9) Should the County amend policy language to better reflect collaboration with cities on affordable housing within Urban Growth Boundaries (UGB)'s?
Discussion: Nicole discussed existing policy. Commissioner Cyrus had concerns about changing the language. Commission recommended retaining existing language.
Motion: None made.
- 10) Should the County add a policy to limit secondary accessory farm dwellings in the MUA-10 zone?
Discussion: Chair Williams requested clarification of proposed language. Nicole explained provision is rarely used. Commission recommended retaining existing language.
Motion: None made.
- 11) Should the County amend policy language to address homelessness through partnering with agencies, providing services, outreach, and housing first strategies?
Discussion: Nicole explained existing county policies and practices. Commission recommended retaining existing language.
Motion: None made.
- 12) Should policy language be amended to list workforce, transitional housing, and secure shelter housing types in goals and policies, and/or to advocate for changes to state law to allow shelter or safe parking areas outside of UGB's?
Discussion: Nicole explained existing county policies and practices. Commissioner Cyrus had concerns about these policies outside of UGB's. Chair Williams had concerns about CDD resources to address. Commission recommended retaining existing language.
Motion: None made.
- 13) Should a policy be added to incorporate statutory language to limit creation and expansion of destination resorts within 24 airmiles of Bend, except to provide housing for employees and management of the resort?

Discussion: Nicole explained this was widely discussed topic during outreach process, BOCC deliberation. Vice Chair Kieras requested clarification of existing destination resort mapping. Peter expanded on Stephanie's explanation; Commissioner Cyrus further elaborated. Commission recommended retaining existing language.

Motion: None made.

- 14) Should policy language related to water availability and destination resort siting be amended?

Discussion: Commissioner Cyrus noted this falls under purview of Water Resources Dept. Vice Chair Kieras requested clarification of current water user concerns. Peter and Stephanie explained Destination Resort regulations and restrictions.

Motion: Change the language of 11.7.2 to: ~~Create and implement additional limitations on the siting and development of destination resorts that go beyond current state regulations to~~ Ensure protection of water quality, recreational resources, and other County resources and values.

Vote: Unanimous yes.

Motion: Retain policy 5.1.3. Vote: Commissioners Kelley and Kieras yes, Commissioners Williams, Cyrus, and Altman no. Policy 5.1.3 to be removed, Commissioners asked staff to note this was a very extensive discussion on this topic.

- 15) Should narrative text be amended to recognize destination resorts as a key recreational strategy of the County?

Discussion: Commission recommended amending narrative text.

Motion: None made.

- 16) Should policy language relating to renewable energy be amended to consider adverse impacts to natural resources?

Discussion: Commission recommended adopting new policy in Option A as follows: Policy x.x.x Include evaluation of adverse impacts to natural resources as part of renewable energy siting processes.

Motion: Commissioner Cyrus made a motion to incorporate Option A. Unanimous yes.

- 17) Should verbiage throughout the plan be strengthened to avoid loopholes or misinterpretations?

Discussion: Commission recommended retaining existing language, no action.

Motion: None made.

- 18) Should narrative in Chapter 5 be amended to include Central Oregon Irrigation District's October 25 and November 30, 2023 comments related to irrigation canal piping?

Discussion: Commission recommended including staff-recommended language, specifically COIDs edits, but also a sentence noting community concerns regarding seepage loss.

Motion: None made.

- 19) Should narrative in Chapter 5 be amended to include Central Oregon Irrigation District's October 25 and November 30, 2023 comments related to the stability of the Deschutes River?

Discussion: Commission recommended retaining existing language and recommended COID include materials into the record to support statement that Deschutes River is one of the most stable.

Motion: None made.

- 20) Should narrative in Chapter 14 be amended to include Central Oregon Irrigation District's October 25 and November 30, 2023 comments?

Discussion: Commission recommended including staff-recommended language, specifically COIDs edits, but also a sentence noting community sentiments regarding natural resource impacts.

Motion: None made.

2040 Comprehensive Plan matrix discussion concluded. Commission Williams asked the Commission if they'd like to vote on formally recommending approval of the plan with revisions. Commissioner Cyrus motioned to move plan forward to BOCC with recommendation of approval with revisions, seconded by Commissioner Altman. Vote: unanimous yes.

V. Planning Commission and Staff Comments

Nicole expressed gratitude for the efforts of the commission over the last 20 months.

Peter advised that the comprehensive plan won a state-wide award for citizen involvement, unprecedented prior to completion. Work session with BOCC late March, early April. Also, Short Term Rentals (STR) decision by BOCC was 2-1 against establishing STR licensing/permitting program. Expecting BOCC comments regarding PC candidates by 2/23/24, engage on 2/26 work session, BOCC to appoint At-large member prior to 3/28.

All commissioners noted the preparation and leadership of the 2040 Comprehensive Plan process.

VI. Adjourn

The meeting was adjourned at 8:42 pm.

Respectfully submitted by,

Tracy Griffin

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