



Minutes

**DESCHUTES COUNTY PLANNING COMMISSION
DESCHUTES SERVICES CENTER
1300 NW WALL STREET, BEND, OREGON, 97703
OCTOBER 26TH, 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

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

Staff present: Peter Gutowsky – Community Development Department (CDD) Director, Will Groves – Planning Manager, Nicole Mardell – Senior Planner, Tarik Rawlings – Senior Transportation Planner, Peter Russell – Senior Transportation Planner

II. Approval of Minutes – September 28, 2023

- Commissioner Cyrus moved to approve the minutes. Commissioner Altman seconded. Vote: Yes - Commissioners Cyrus, Hovekamp, Altman, Kelley, Trowbridge and Kieras, Abstained - Commissioner Williams. Minutes approved.

III. Public Comment

- None

IV. Action Items

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

- Nicole presented hearing opening statements and introduced Matt Hastie, Project Consultant.
- Matt Hastie provided Comprehensive Plan presentation focusing on process and overview of plan.
- Nicole completed presentation outlining public and agency comments received.
- Public Testimony:
 - Paul Lipscomb – Areas of plan still need work, re: water conservation, residential uses in destination resorts, fish and wildlife compatibility, farmland protection, existing and new uses for dark skies compatibility.
 - Keith Cyrus – Farm issues and classifications, previous agricultural plan,
 - Randy Windlinx – Propose changes to the following chapters: Farm and Forest Resources, Natural Resources, Natural Hazards, Recreation, submitted documents to commission for review.
 - Toni Oliver – Rural residential zoning within farmland areas, farmlands need protection, farmland soils viability.
 - Mark Stockamp – Concerns about accommodating growth, restrictions on rezoning low-value farmland; request entire comp plan record is uploaded, additional public hearings.
 - Rory Isbell, Central Oregon LandWatch – Submitted documents to commission for review. Need for more work in certain areas regarding trajectory of county, re: wildlife, aquifer, farmland development, open space, spot zonings.

- Adam Smith, Schwabe, Williamson & Wyatt – RE: Central Oregon Irrigation District. Submitted documents to commission for review. Improve description of irrigation districts, improve language of plan to capture collaborative spirit.
- Doug White – SW Bend bridge, Goal 5, opposes bridge.
- Dorene Tye (via zoom) – Supports keeping record open for further comments, commends process, concerned about timing due to several large active projects replicate this process for all large projects, protect open spaces, better utilization of urban lands, protection of sustainability in our goals.

Chair Kieras presented options for hearing.

Motion: Commissioner Cyrus moved to continue hearing (oral and written) to date certain through to next meeting, November 9, 2023, Commissioner Williams seconded. Vote: Yes – Unanimous. Motion passed

2. Continued Deliberations: Tumalo Community Plan Update 2020-2040 (Tarik Rawlings, Senior Transportation Planner / Peter Russell, Senior Transportation Planner)

- Tarik and Peter presented plan for deliberation.
- Peter noted goal is for Planning Commission to make a recommendation to Board of County Commissioners (BOCC) to adopt as presented, adopt as amended or do not adopt as presented. Outlined process going forward.

Motion: Commissioner Kelley moved to delete numbers 10 & 11 from plan. Commissioner Cyrus seconded. Vote: Yes – Commissioners Williams, Cyrus, Kieras, Kelley, Trowbridge, No – Altman, Abstained – Hovekamp. Motion passed.

Motion: Commissioner Kelley moved to add a policy to explore legislative changes to limit multi-family housing to 3 units in Tumalo. Chair Kieras seconded.

Motion: Commissioner Cyrus moved to amend the motion to change from 3 to 4 units. Commissioner Williams seconded. Vote: Yes – Commissioners Williams, Cyrus, Kieras, Hovekamp, Altman, Kelley, Abstained – Trowbridge. Motion passed.

Motion: Now reads: Planning Commission to recommend to BOCC to explore legislative changes to limit Multi-family housing to 4 units in Tumalo (Land Use 5). Vote: Yes – Unanimous. Motion passed.

Motion: Commissioner Kelley moved to support public art in Tumalo. Commissioner Hovekamp seconded. Vote: Yes – Unanimous. Motion passed.

Motion: Commissioner Cyrus moved to adopt package of recommendations as amended and forward to BOCC. Commissioner Williams seconded.

Motion: Commissioner Kelley moved to amend the motion to include encourage residents and community groups to reach out to Deschutes County for updates and information. Chair Kieras seconded. Vote: Yes – Commissioners Williams, Kieras, Hovekamp, Altman, Kelley, No - Commissioners Cyrus and Trowbridge. Motion passed.

Motion: Now reads: Adopt the package of recommendations as amended and forward to BOCC. Vote: Yes – Unanimous. Motion passed.

V. Planning Commission and Staff Comments

Peter: Thanked commission for accommodating 2040 Comprehensive Plan and Tumalo Community Plan hearings and public engagement. Fall schedule is November 9th and December 14th meetings.

Will Groves: HLC amendment and second reading of ADU amendments before BOCC 11/1/23; continuation of the Deschutes County 2040 Comprehensive Plan Update public hearing and SB1013 RV's as Tenancies on 11/9/23; Roberts Rules discussion.

Commissioner Hovekamp discussed growth in Bend, Roberts Rules.

VI. Adjourn

The meeting was adjourned at 8:14 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.