



COMMUNITY DEVELOPMENT

Minutes

DESCHUTES COUNTY PLANNING COMMISSION

DESCHUTES SERVICES CENTER

1300 NW WALL STREET, BEND, OREGON, 97703

NOVEMBER 12, 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 5:30 p.m. Planning Commissioners in attendance: Chair Matt Cyrus, Kelsey Kelley, Jessica Kieras, Nathan Hovekamp, Mark Stockamp (remote), Toni Williams. Absent: Vice Chair Susan Altman. Staff present: Peter Gutowsky, Community Development Department (CDD) Director; Will Groves, Planning Manager; Tanya Saltzman, Senior Planner, Nathaniel Miller, Associate Planner, Todd Cleveland, Onsite Wastewater Manager.

II. Approval of Minutes

The Planning Commission (PC) reviewed the minutes from the October 9 and October 25, 2025, meetings.

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

Vote: The motion passed unanimously.

III. Public Comment

None.

IV. Action Items

1. **Staff Presentation: Planning and Land Use in Terrebonne**, Nathaniel Miller, Tanya Saltzman, Todd Cleveland

The presentation served as a foundational briefing for the upcoming Terrebonne Community Plan update, anticipated to begin in January 2026. It included historical context, zoning overview, development trends, septic and sewer infrastructure, growth considerations, and the broader Terrebonne context including agritourism and Smith Rock State Park.

Commissioners discussed the implications of sewer infrastructure on growth and density, concerns about preserving rural character, and the need for Goal 11 exceptions for sewer expansion. Commissioner Stockamp inquired about Oregon State Parks' involvement; staff confirmed they would be engaged as stakeholders.

V. Planning Commission and Staff Comments

Staff updates:

- R327 Fire Hardening Standards: Work session and public hearing scheduled for December 11, 2025.
- Staffing Changes: New Assistant Planner joining; Principal Planner recruitment underway.
- Solar Siting Rules: The Board of County Commissioners (BOCC) voted to opt out of expanded Eastern Oregon solar siting rules.
- Urban Growth Boundary (UGB) Updates: City of Bend requesting sequential UGB review; City of Sisters planning UGB amendments in early 2026.
- Legal Notices: New enforcement petitions filed regarding non-farm dwellings and EFU zoning.

Commissioner comments:

- Appreciation expressed for the Terrebonne presentation and historical context.
- Commissioner Hovekamp emphasized the importance of sewer infrastructure in shaping development.
- Commissioner Stockamp asked about the timeline for the District Mapping Advisory Committee (DMAC) recommendation. Staff indicated it would be discussed at the December 3rd BOCC meeting.

VI. Adjourn

Chair Cyrus adjourned the meeting at 8:15 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.